

# 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: 36/21

**Date to Members: 10/09/2021**

**Member's Deadline: 16/09/2021 (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](mailto: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](mailto: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:**

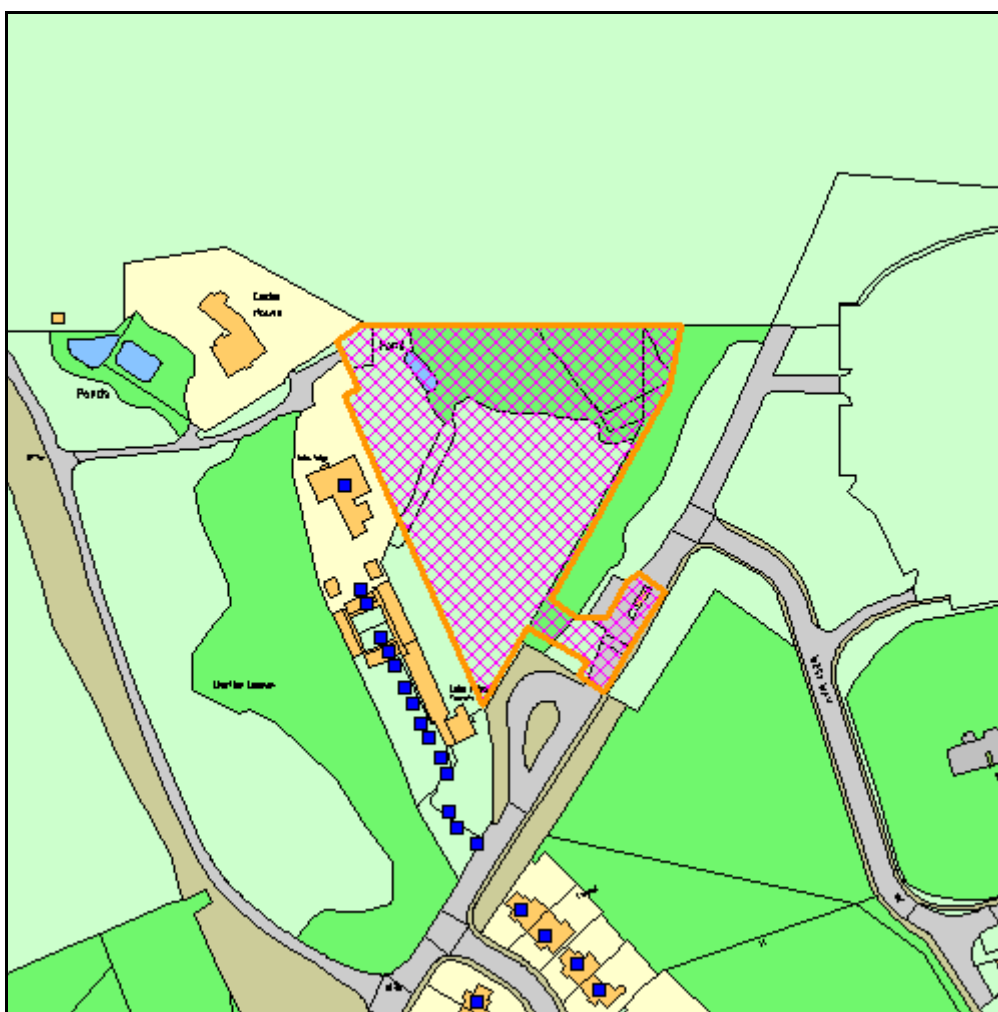
To be emailed to [MemberReferral@southglos.gov.uk](mailto:MemberReferral@southglos.gov.uk)

# CIRCULATED SCHEDULE 10 September 2021

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	<b>P19/15643/O</b>	Approved Subject to Section 106	Land East Of Cedar Lodge Charlton Common Brentry Bristol South Gloucestershire BS10 6LB	Charlton And Cribbs	Almondsbury Parish Council
2	<b>P20/00551/F</b>	Approve with Conditions	Hoddes Hay Church Road Doynton Bristol South Gloucestershire BS30 5SU	Boyd Valley	Doynton Parish Council
3	<b>P20/17975/RM</b>	Approve with Conditions	Land South Of The Railway East Of Harry Stoke South Gloucestershire	Winterbourne	Winterbourne Parish Council
4	<b>P20/23028/RVC</b>	Approve with Conditions	Parcels PL17A, PL17B, PL18A, PL18B And PL21 North Yate New Neighbourhood Yate South Gloucestershire		
5	<b>P21/01171/F</b>	Approve with Conditions	The Little House Beckspool Road Frenchay South Gloucestershire BS16 1ND	Frenchay And Downend	Winterbourne Parish Council
6	<b>P21/01172/LB</b>	Approve with Conditions	The Little House Beckspool Road Frenchay South Gloucestershire BS16 1ND	Frenchay And Downend	Winterbourne Parish Council
7	<b>P21/01619/F</b>	Approve with Conditions	The Villa Itchington Road Tytherington South Gloucestershire BS35 3TQ	Frampton Cotterell	Tytherington Parish Council
8	<b>P21/02603/F</b>	Approve with Conditions	The Firs Crossways Lane Thornbury South Gloucestershire BS35 3UE	Thornbury	Thornbury Town Council
9	<b>P21/04183/ADV</b>	Approve with Conditions	Armstrong Business Park, Unit 3 Yate Road Iron Acton South Gloucestershire BS37 5NG	Frampton Cotterell	Iron Acton Parish Council
10	<b>P21/04218/F</b>	Approve with Conditions	69 Salisbury Road Downend South Gloucestershire BS16 5RJ	Frenchay And Downend	Downend And Bromley Heath Parish Council
11	<b>P21/04430/F</b>	Approve with Conditions	10 Saunders Road Staple Hill South Gloucestershire BS16 5NN	Staple Hill And Mangotsfield	
12	<b>P21/04479/F</b>	Approve with Conditions	28 Grange Park Frenchay South Gloucestershire BS16 2SZ	Frenchay And Downend	Winterbourne Parish Council
13	<b>P21/04594/F</b>	Approve with Conditions	31 Coombes Way North Common South Gloucestershire BS30 8YW	Bitton And Oldland Common	Bitton Parish Council
14	<b>P21/04805/F</b>	Approve with Conditions	87 Dragon Road Winterbourne South Gloucestershire BS36 1BH	Winterbourne	Winterbourne Parish Council
15	<b>P21/05258/F</b>	Approve with Conditions	14 Hill View Close Oldland Common South Gloucestershire BS30 9RX	Bitton And Oldland Common	Bitton Parish Council

**CIRCULATED SCHEDULE NO. 36/21 - 10th September 2021**

<b>App No.:</b>	P19/15643/O	<b>Applicant:</b>	BAE Systems Plc
<b>Site:</b>	Land East Of Cedar Lodge Charlton Common Brentry Bristol South Gloucestershire BS10 6LB	<b>Date Reg:</b>	8th November 2019
<b>Proposal:</b>	Erection of up to 29no. dwellings and associated works (Outline) with access to be determined, all other matters reserved.	<b>Parish:</b>	Almondsbury Parish Council
<b>Map Ref:</b>	358764 179987	<b>Ward:</b>	Charlton And Cribbs
<b>Application Category:</b>	Major	<b>Target Date:</b>	6th February 2020



© South Gloucestershire Council 2007.all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

**N.T.S.**

**P19/15643/O**

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

### **EXTENSION OF TIME REQUIRED**

This application originally received a resolution to grant outline planning approval, subject to s106 agreement through the Council's Circulated Schedule procedure on 18<sup>th</sup> December 2020.

This application was subsequently required to appear on the Circulated Schedule again as the 6 month timeframe stated in Par.7.5 below had lapsed. Par.7.5 reads,

*Should the agreement not be completed within 6 months of the date of this Circulated Schedule report that delegated authority be given to the Director of Planning, Transport and Strategic Environment to refuse the application if an extension of time to complete the agreement is not sought.*

As such an extension of time was sought for a further 2 month period, agreed with the applicant, to expire on 9<sup>th</sup> September 2021.

Although the s106 negotiations have been progressing at pace, a further extension is now required to finalise and complete the s106 and issue the decision. A 2 month period has been agreed with the applicant, to expire on the 12<sup>th</sup> November 2021.

Par.7.5 will now read (note the completion timeframe is now 2 months from this Circulated Schedule),

Should the agreement not be completed within 2 months of the date of this Circulated Schedule report that delegated authority be given to the Director of Planning, Transport and Strategic Environment to refuse the application if an extension of time to complete the agreement is not sought.

The original Officer report is copied below. All matters below are unchanged from the original Member resolution and the first extension of time explained above.

## **1. THE PROPOSAL**

1.1 Outline planning permission is sought for the erection of up to 29 dwellings including 35% affordable dwellings. All matters are reserved for future consideration except means of access, which is proposed to be a new access road from Charlton Road. The proposal would provide for a new footpath and cycle link into the former Filton Airfield site, and a new footpath & cycle link to Charlton Common.

1.2 The following have been submitted for approval as part of any Outline consent:

- Access and Land use parameter Plan
- Scale Parameter Plan
- Design and Access Statement

### Supporting Information

In support of the application, the following documents have been submitted:

- Planning Statement
- Biodiversity Survey and Report
- Transport Assessment
- Heritage Statement
- Flood Risk Assessment
- Land Contamination Report
- Arboricultural Impact and Tree Survey
- Planning Statement

#### 1.3 Revisions to the scheme

Since the application was originally submitted the following revisions to the proposal have been made:

- Deletion of indicative masterplan from the proposal
- Amendments to scale parameter plan to take account of listed building
- Increase in to public open space on the land use parameter plan
- Increase in the amount of retained vegetation on the land use parameter plan
- Further detail of proposed access and future pedestrian and cycle links

#### 1.4 Site and location

The site is approximately 0.89 hectares in area, on the northern side of Charlton Road. It currently consists of hardstanding from the former temporary caravan park, with rough grassland and overgrown scrub and trees. The site is roughly triangular in shape. To the north of the site is Filton Airfield, which has outline consent for a major residential-led mixed use development. To the west lies the listed building Cedar House, and abutting the site, Cedar Lodge and a new development of 13 dwellings. Charlton Road currently terminates towards the south of the site. A new 'bus only' route – the 'north south link' will run across the airfield development, linking into Charlton Road near the application site. The boundary to the north and east primarily consists of overgrown scrub, unmanaged hedgerows and trees. A landscape bund separates the site from the access roads to the commercial & employment facilities to the east. A close boarded fence is situated on the boundary of Cedar Lodge to the west.

### **POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework 2019  
National Planning Practice Guidance

#### 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS2 Green Infrastructure
- CS4 Renewable or Low Carbon District Heating Networks
- CS5 Location of Development



CS6 Infrastructure and Developer Contributions  
CS7 Strategic Transport Infrastructure  
CS8 Improving Accessibility  
CS9 Managing the Environment and Heritage  
CS16 Housing Density  
CS17 Housing Diversity  
CS18 Affordable Housing  
CS23 Community Infrastructure and cultural Activity  
CS24 Green Infrastructure, Sport and Recreational Standards  
CS25 Communities of the North Fringe of Bristol Urban Area  
CS26 Cribbs Patchway New Neighbourhood

South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted Nov 2017) (PSP).

PSP2 Landscape  
PSP3 Trees and Woodland  
PSP6 - Onsite Renewable and Low Carbon Energy  
PSP10 Active Travel Routes  
PSP11 Transport Impact Management  
PSP13 Safeguarding Strategic Transport Schemes and Infrastructure  
PSP16 Parking Standards  
PSP17 Heritage Assets and the historic environment  
PSP19 Biodiversity  
PSP20 Flood Risk, surface water and watercourse management  
PSP21 Environmental pollution and impacts  
PSP37 Internal Space and Accessibility Standards for Affordable Dwellings  
PSP43 Private Amenity Space Standards  
PSP47 Site Allocations and Safeguarding

2.3 Supplementary Planning Guidance

Cribbs Patchway New neighbourhood Development framework SPD (adopted March 2014)  
Landscape Character Assessment SPD (Aug 2005)  
Residential Parking Standards SPD (Dec 2013)  
Affordable Housing and Extra Care Housing SPD (May 2014)  
South Gloucestershire Play Strategy (Agreed by Cabinet 2006)  
South Gloucestershire Statement of Community Involvement (Adopted)

3. **RELEVANT PLANNING HISTORY**

*Current application site:*

- PT17/1209/F- Land East Of Cedar Lodge: Erection of 32no. dwellings (Class C3) including affordable homes, sustainable urban drainage, vehicular access, pedestrian and cycle accesses and associated works. Withdrawn June 2020.
- N1052/10, Cedar Lodge, Charlton Common: Use of approximately 1.27 acres of land for storage of touring caravans. Construction of new vehicular access. Planning permission granted 13.8.81

#### *Adjacent sites:*

- PT17/3227/F- Land North Of Charlton Road at the former Filton Airfield: Construction of a public transport access on Charlton Road into the former Filton Airfield site, comprising a 6.5m wide bus access, 3m wide pedestrian/cyclist route, installation of cctv bus gate and relocation of existing security building. Planning permission granted 21<sup>st</sup> Feb 2018.
- PT13/0404/O- Kennels, Cedar Lodge Charlton Rd: Erection of 13 no. dwellings (Outline) with access to be determined. All other matters reserved (Resubmission of PT11/1805/O). Outline consent granted May 2014.
- PT16/6845/RM-Kennels, Cedar Lodge, Charlton Rd: Erection of 13 no. dwellings with appearance, landscaping, layout, scale and associated works (Approval of reserved matters to be read in conjunction with PT13/0404/O).Consent July 2017.
- PT12/1930/O- land at Fishpool Hill/Wyck Beck Road: Mixed use development on 53.8ha comprising up to 1,000 dwellings Outline permission 16<sup>th</sup> July 2020.
- PT14/3867/O- Filton Airfield: Mixed use development including up to 2,675 dwellings. Outline consent granted 1<sup>st</sup> March 2018.

#### **4. CONSULTATION RESPONSES**

##### Almondsbury Parish Council

No comments received.

##### Police Crime Prevention Officer

Paragraphs 91, 95 and 127 of the National Planning Policy Framework February 2019 require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 104, 106, 110, 117, and 127 also require the creation of safe environments within the context of the appropriate section. Having viewed the revised information as submitted I find the design to be in order and complies appropriately with the crime prevention through environmental design principles.

##### Avon Fire and Rescue

Avon Fire & Rescue Service will have additional Hydrant requirements associated with this application. Central Government does not provide any funding to Avon Fire & Rescue Service for the capital cost of growth related infrastructure. The additional residential development will require an additional hydrant to be installed and appropriately-sized water mains to be provided for fire-fighting purposes. This additional infrastructure is required as a direct result of the developments and so the costs will need to be borne by developers either through them fitting suitable mains and fire hydrants themselves and at their cost or through developer contributions. Avon Fire & Rescue Service has calculated the cost of installation and five years maintenance of a Fire Hydrant to be £1,500 + vat per hydrant.

### Local Residents

One letter has been received from a local resident stating that the boundary between Cedar Lodge and the new development is incorrect on the 12th November plan but correct on the 4th November plan. The 8ft high wire fence, erected by us, that is in place outside the timber fence has been in place for over 20 years. The line of the remaining land parallel to the Siddeley Close boundary is continued down to the road by an electric fence. Also on all the plans the boundary between Cedar Lodge and Siddeley Close is incorrect, it should be a straight line.

### SGC Internal consultees

#### SGC Tree Officer

In accordance with the details submitted within the Arboricultural report any tree removals will be mitigated for by new planting to be detailed within the landscape plan. Provided the works are in accordance with the submitted Arboricultural documents there are no objections to this application.

#### SGC Self Build Officer

PSP42 requires the Council to encourage developers to provide serviced plots on residential sites over 10 dwellings, we request that the applicant considers serviced plot provision for this proposed scheme.

#### SGC Highway Structures

Standard advice given regarding the need to get technical approval from in the event that there are any structures which will support the highway or support the land above a highway. If the application includes a boundary wall alongside the public highway or open space then the responsibility for maintenance for the structure will fall to the property owner.

#### SGC Urban Design Officer

No objection. Detailed comments can be found in the *Analysis* section of this report below.

#### SGC Lead Local Flood Authority

The Drainage and Flood Risk Management Team (Engineering Group - Street Care) has no objection in principle to this application subject to the following comments.

Having reviewed the document '*Flood Risk Assessment and Drainage Strategy*' produced by Vectos and dated September 2019, the LLFA are in acceptance of the proposed surface water drainage strategy for the development as outlined in this technical document. The surface water drainage strategy outlined in the document proposes that surface water runoff generated by the site be discharged at a restricted rate of 2.4l/s for all storm events up to and including the 100 year plus 40% climate change event to an existing Wessex Water (Public) Surface Water Sewer located to the south of the site. This will be achieved by restricting flows using a flow control device and by providing underground attenuation storage.

If the application were to be approved then we would recommend that a condition be applied in order to obtain the detailed design for the surface water drainage strategy.

SGC Landscape Architect

The proposals are considered generally acceptable. However the acceptability of the final scheme will depend on the successful retention of the ecological buffer and as many of the existing trees as possible within the layout, as shown on the Arboricultural Impact Assessment. The RM application should include a vegetation retention and removal plan, existing and proposed levels, a planting plan detailing the landscape mitigation proposed and a LEMP.

SGC Archaeology Officer

No objection subject to a condition.

SGC Listed Building and Conservation Officer

In terms of the originally submitted scheme, which included an illustrative masterplan, the Council's Conservation Officer had concerns over the NW corner of the site and the resultant impact of development on the setting of the nearby listed Cedar House.

In terms of the revised scheme, the Conservation Officer notes the revised Design and Access Statement and the replacement of the illustrative masterplan with the parameter plans. At this stage, the parameter plans appear acceptable in principle in terms of protecting the green space, limiting development to two storeys in the NW zone and stepping up to 2.5 storey closer to the road. However, in the absence of a detailed layout, it is not possible to make an informed assessment of the impact of development on the setting of the listed building so I would welcome further details, if possible, of this NW corner of the site. The applicant needs to demonstrate that the site is capable of accommodating this number of dwellings in a way that creates a high quality scheme that respects the setting of the listed building as well as reinforcing local distinctiveness.

SGC POS officer

Comments on the originally submitted scheme are set out in the table below. The planning officer note however that as there is now 174sqm of play area provided on site, this part of the table is out of date:

Category of open space	Min spatial requirement to comply with policy CS24 (sq.m.)	Spatial amount proposed on site (sq.m.)	Shortfall in provision (sq.m.)	Contributions towards off-site provision and/or enhancement	Maintenance contribution
Informal Recreational Open Space	There is an existing good supply of Informal Recreational Open Space				
Natural and Semi-natural Open Space	There is an existing good supply of Natural and Semi - natural Open Space				
Outdoor Sports Facilities	1,113.6	0	1,113.6	£60,991.98	£18,460.26

Provision for Children and Young People	174	0	174	£31,932.86 However, Provision for Children and Young People should be provided on-site	£33,577.65
Allotments	139.2	0	139.2	£1,398.08	£1,782.66

If the applicant proposes private management of POS and surface water infrastructure the Council must be confident that the value of any service to the public is sustainable and does not create ambiguity in how people access those services should they have concerns or requests. Provisions to ensure suitable and secure in-perpetuity arrangements for operation, management and maintenance of all the public open spaces and surface water infrastructure (SWI within POS that is not adoptable by a statutory undertaker) will need to be incorporated into the Section 106 and the Council charges a fee (£52.00 per 100sq.m.plus £500 core service fee) to inspect the open spaces to ensure their compliance with the approved plans prior to transfer to the private management entity.

#### SGC Ecologist

The Ecology Officer originally stated that the development needs to retain a linear belt of scrub along its northern boundary which will enable the site to continue to provide nesting habitat for a variety of national Priority bird species; and strengthen the green infrastructure of the Airfield's Outline masterplan to the immediate north.

In addition, the application needs to off-set the loss of the site's semi-improved meadow by creating new areas of species-rich wildflower grassland. The inter-relationship with the proposed highways improvement along Charlton Way and the potential to use the verge alongside the eastern boundary of the site should be delineated within the application.

In response to the current revised plans, the SGC Ecologist states that the updated parameter plan now shows an indicative linear belt of scrub being retained along most of the northern boundary. There are two areas of public open space that will be restored to species rich grassland (approx. 0.1ha) also indicated on this parameter plan. However, these areas are still only two, relatively small, separate blocks of grassland and the one within the north-west corner of the site, should preferentially form part of the northern scrub belt along the Airfield boundary, it also contains a play area and a pond (this pond needs to be included in the parameter plan key), thus reducing its area to create species-rich wildflower grassland.

The application still needs to off-set the loss of the site's semi-improved meadow by creating new areas of species-rich wildflower grassland and the belt of scrub needs to be extended along the full length of the northern boundary. The offset option mention above (Charlton Way) still need to be explored if more meadow habitat cannot be created on site.

Subject to this being satisfactorily resolved, Conditions should be attached in relation to a LEMP, bat boxes, a lighting plan, badger, hedgehog and nesting birds.

#### The Highway Authority ( SGC Transport DM)

There is no objection to the application. The applicants have provided revised plans that overcome the original concern, and have agreed to a contribution towards a footway enhancement. Details can be found in the analysis section of this report below.

#### SGC Housing Enabling

No objection subject to a Section 106 Agreement to require the affordable housing to be provided on site at nil public subsidy:

- 35% Affordable Housing with a tenure split of 76% Social Rent and 24% Shared Ownership of which 8% will be provided as Wheelchair accommodation for social rent tenure.

In addition, M4(2) and M4(3)(2)(a) planning conditions and informative.

#### SGC Environmental Policy

No objection subject to a condition requiring Reserved Matters to include a Sustainable Energy Statement that demonstrates how the development will meet SGC Development Plan Policies and Building Regulations applicable at that time. The development shall be constructed in accordance with the development plan policies, and Building Regulations applicable at the time of construction.

#### SGC Public Art

Policy CS1 High Quality Design Point 7 states that where the scale, location and/or significance of the new development proposals warrants it, embedded public art within the public realm or in a location where it can be viewed from public areas should be provided. In the light of this policy basis, if the application is approved, the Council should apply a planning condition for a public art programme that is relevant and specific to the development and its locality. The programme should be integrated into the site and its phasing plan. Given the location of this site in the context of the wider Cribbs Patchway New Neighbourhood, I believe that a scheme would be desirable and appropriate to link to the wider development although the site itself falls one house below the size of development we would normally request a public art scheme for.

## **5. ANALYSIS OF PROPOSAL**

### **5.1 Principle of Development**

The site lies within the major mixed use development planned on 480ha of land at Cribbs Causeway Patchway and Filton as defined by Policy CS26 of the adopted South Gloucestershire Local Plan: Core Strategy.

Policy CS26 states that *“It is essential that an area-wide adopted SPD is the policy delivery mechanism to ensure development is comprehensively planned*

*and delivered in accordance with... high quality urban design principles as set out in Policy CS1.”*

It goes on to state that *“Development proposals ... should positively facilitate and not prejudice the development of surrounding areas of the New Neighbourhood, and meet the overall vision for the transformation of the area.”*

- 5.2 The Cribbs/Patchway New neighbourhood Development Framework SPD was adopted in March 2014 It states that *“Where delivery of infrastructure set out within the SPD is dependent on collaboration from other individuals or organisations applicants will be required to provide formal evidence that this can and will be achieved. To this end, South Gloucestershire Council are facilitating a collaboration agreement (or equivalent) as the most effective mechanism for securing coordinated delivery of sustainable development and infrastructure across the area.”*

In requiring development to be comprehensively planned and delivered at Cribbs Patchway the Council is seeking to ensure the required infrastructure for the whole site is delivered at the appropriate time, in the appropriate location. Firstly this relates to ensuring access between individual development sites within the New Neighbourhood, and secondly to the timing and delivery of infrastructure, services and facilities.

In terms of ensuring the timely delivery of infrastructure, services and facilities the Council have approved an overarching S106 Agreement between other parties within the Cribbs/ Patchway New Neighbourhood that establishes what infrastructure (set out in the adopted SPD) would be provided where, and by whom. This ‘Framework’ Agreement secures the delivery of the majority of infrastructure required as a result of delivery of the whole of the new neighbourhood (including this site) and so it is not considered necessary to request delivery of, or contributions to those items. However, the application site is liable for CIL, together with any site specific infrastructure/ facility requirements which are not covered by the Framework Agreement. These issues are clarified later in this report.

- 5.3 The adopted SPD also clarifies where infrastructure should be delivered to best serve the whole new neighbourhood, set out on pages 18-19 of the SPD in a framework diagram. This indicates that the site lies adjacent to the public transport only, and cycleway/pedestrian north south link between Charlton Road and Hayes Way. No items of infrastructure are required to be delivered as part of this application.
- 5.4 In addition the Council endorsed a ‘Framework Plan’, submitted jointly by developers of the wider Cribbs/ Patchway new Neighbourhood. The intention of this document is to add detail to the contents of the SPD, and show how the infrastructure required by the SPD could be provided within the allocation. This endorsed plan also shows that no on-site infrastructure is required to be delivered on this site.

For these reasons it is considered that the principle of the proposal accords with the requirement for comprehensive development set out in Policy CS26 and the SPD.

## 5.5 Urban Design

Whilst Policy CS26 sets out the more strategic objectives and requirements for development of the whole new neighbourhood, the SPD seeks to clarify four key delivery issues. The key design objectives that this site should contribute towards are;

- a) creating and improving opportunities for sustainable movement in and around the area, and
- b) contributing to the delivery of a substantial, interconnected and multi-functional network of spaces and green infrastructure.

### *Sustainable Movement*

The revised parameter plans indicate two pedestrian and cycle links in the north east corner of the site: both into the Airfield site to the north, and to the Charlton Common area to the west. It is considered that these links are essential to integrating the site with the surrounding wider new neighbourhood

### *Interconnected Green infrastructure*

The revised parameter plans indicate open space in the north western corner which will connect to Charlton Common, further it will link with the retained scrub along the northern boundary of the site, also indicated on the parameter plan. It is therefore considered that the proposed scheme complies with the SPD in this respect too.

### *Site layout*

The indicative masterplan was removed from consideration of the application due to concerns regarding the form and layout which was unacceptable in terms of urban design, heritage and landscaping. The submitted land use parameter plan now shows the extent of development with two open areas within the site, which are considered to ensure that the heritage, POS, landscape and ecology matters can be appropriately met as well as the proposed housing.

Other parameters set out in the DAS relate to the scale and density, with higher density, 2-2½ storey at the site entrance, to the east & to the north-east of the site, and lower density, 2 storey to the north-west of the site, respecting the setting, scale & mass of Cedar House.

At Reserved Matters stage the Council will be looking for very well-designed scheme, which complies with design policies set out in the NPPF, National Design Guide and the Development Plan. This includes the use of high-quality and locally distinctive materials, for any built forms and areas of public realm.

## 5.6 Landscape

As the site was formerly a caravan park, the majority of it comprises hard standing/chippings with scrub encroachment from the overgrown boundary hedgerows. The land is relatively flat and has overgrown hedgerows defining the northern and eastern site boundaries. The original hedgerow enclosing the



western site boundary has now been mostly removed to accommodate the adjacent housing development of 13 houses recently constructed.

The site lies within the Patchway & Filton Landscape Character Area (area 15). There are no landscape designations on the site. The vegetation comprises native hedgerows containing hedgerow trees, the majority of which lie outside the actual site boundary. These hedgerows  
Are unmanaged and outgrown, with encroachment of large areas of Bramble and scrub into the site margins. There are also a number of individual trees, species such as Ash, Hawthorn and Willow.

The revised Parameter Plans show the proposed zones of development, with 2 small areas indicating POS, a play area and species rich grassland. The parameter plans show an ecological buffer along the northern boundary, which will be preserved and enhanced within the layout.

The RM layout should include a good level of landscape mitigation, incorporating street tree planting and preferably retaining the mature tree at the centre of the scheme, although this is not shown on the Parameter Plan.

*PSP2 3.24 states 'Amenity space, hard and soft landscape works or open space provision should be designed as an integral part of the development. These should be located and laid out in such a way as to maintain or enhance the local environment, incorporating existing natural vegetation and features wherever possible, for the benefit of the appearance of the development'.*

An Area Tree preservation Order (TPO) was applied to the site on 5 February 2014, to protect all the existing trees on site. The majority of trees, tree groups and hedgerows are category B, or U. The best trees, a category B Field Maple and category B Hawthorns, are being retained within the layout as presently shown. A tree protection plan should be submitted with Reserved Matters, and this is secured through a condition.

The Council's landscape architect has confirmed that the proposals are considered generally acceptable. However the acceptability of the final scheme will depend on the successful retention of the ecological buffer and as many of the existing trees as possible within the layout, as shown on the Arboricultural Impact Assessment. The RM application should include a vegetation retention and removal plan, existing and proposed levels, a planting plan detailing the landscape mitigation proposed and a Landscape and Ecological Management Plan. Subject to the inclusion of conditions to secure these aspects, and conformity with the Parameter Plans, the Outline proposal is considered acceptable in landscape terms and in accordance with Policy PSP2.

## 5.7 Heritage

The site lies to the east of the grade II listed Cedar House which is located on the edge of the Charlton Common, a small residual area of common left over after the construction of the runway and the demolition of the historic village of Charlton. The lodge is surrounded by mature trees and hedgerows to the extent that it is heavily screened from the road leading through the common. It does, however, become visible as one moves along the small access road

leading to Cedar House and the modern dwelling (Cedar Lodge) to the south. The application site is partially screened from Cedar House by trees and overgrown hedges but there are clear views of the western boundary from the lane. The listed building is largely surrounded by trees and, other than the view of Cedar House to the south, it still retains a feeling of isolation and remoteness, well away from the suburban edge of Filton. The majority of the proposed development will have no impact on the setting of the listed building, but the NW corner of the site is close to Cedar House and will be seen as part of its wider setting.

The Council's Conservation Officer had concerns regarding the originally submitted masterplan which indicated the built form of the development closer Cedar House than the present Cedar Lodge and, consequently into its setting. A more generous gap between the new development and the western boundary that avoids the sense of encroachment into the setting of the listed building as well as providing more space for landscaping generally was sought. In addition it was noted that no provision was made for access to the Common highlighted on the historic OS maps.

With regard to the revised Design and Access Statement and the replacement of the illustrative masterplan with the parameter plans, the Council's Conservation Officer has stated that the parameter plans appear acceptable in principle in terms of protecting the green space, limiting development to two storeys in the NW zone and stepping up to 2.5 storey closer to the road. However, in the absence of a detailed layout, it is not possible to make an informed assessment of the impact of development on the setting of the listed building so would welcome further details, of this NW corner of the site and to demonstrate the scheme respects the setting of the listed building as well as reinforcing local distinctiveness. Nevertheless, it has been clarified by the Conservation Officer that the parameter plans do give a reasonable basis for the reserved matters to be based on, at which point the layout and massing will be known. And if the RMs respect the two parameter plans in terms of scale and the green buffer which provides separation from the listed building then the new development will be in keeping with what is there at the moment (the modern Cedar Lodge). Further, it is considered that having regard to the previous permitted use of the site as a caravan storage area, there is scope of enhancement of the setting of the listed building. The proposal is therefore considered to be in compliance with Policy CS9 of the Core Strategy, and Policy PSP17 of the PSP.

## 5.8 Ecology

The Ecology Officer originally stated that the development needs to retain a linear belt of scrub along its northern boundary which will enable the site to continue to provide nesting habitat for a variety of national Priority bird species; and strengthen the green infrastructure of the Airfield's Outline masterplan to the immediate north.

In addition, the application needs to off-set the loss of the site's semi-improved meadow by creating new areas of species-rich wildflower grassland. The inter-relationship with the proposed highways improvement along Charlton Way and

the potential to use the verge alongside the eastern boundary of the site should be delineated within the application.

In response to the current revised plans, the SGC Ecologist states that the updated parameter plan now shows an indicative linear belt of scrub being retained along most of the northern boundary. There are two areas of public open space that will be restored to species rich grassland (approx. 0.1ha) also indicated on this parameter plan. The Council's ecologist notes that as these areas are still only two, relatively small, separate blocks of grassland and the one within the north-west corner of the site also contains a play area and a pond, thus reducing the amount of species-rich wildflower grassland. So in order to further off-set the loss of the site's semi-improved meadow, new areas of species-rich wildflower grassland should be created and the belt of scrub needs to be extended along the full length of the northern boundary.

The planning officer considers that it is more important, in the public interest, to provide a pedestrian and cycle link through the northern boundary of the site, into the former Airfield mixed use development, hence it is not appropriate to extend the retained vegetation buffer along the full extent of the northern boundary; a gap for this link is required. This is what is shown on the parameter plan. With regard to the aim of providing further meadow habitat creation, the Ecologist originally suggested this be considered along the highway verge on Charlton Way. The planning officer considers that in view of the relatively small nature of the site, this would be the most efficient way of providing additional meadow, particularly as the verges are wide adjacent to the site. It is recommended that this is secured by condition.

Subject to this condition and others relating to a landscape and ecological management plan, bat boxes, a lighting plan, badger, hedgehog and nesting birds, the proposal is satisfactory in ecology terms.

## 5.9 Transport

### *Policy background*

The site forms part of the Cribbs Patchway New Neighbourhood (CPNN) and is allocated under Policy CS26 of the Core Strategy and the adopted Supplementary Planning Guidance (the CPNN SPD). This secures the development against the delivery of funding for a Transport Package. This package embraces all modes and is designed to ameliorate the development's impact, and wherever possible, to resolve the existing constraints on the network. Within the CPNN, the main sites' contributions to this package are secured through the overarching S 106 Framework Agreement, referred to above under *Principle of Development*.

However as the current application site is not party to this agreement, so separate contributions for strategic transport infrastructure via the CIL process will be secured from this site. The application also needs to address its own local transport impacts.

The CPNN SPD indicates that no items of strategic infrastructure are required as part of this application.

#### 5.10 *Vehicular access*

It is proposed to access the new houses from the existing Charlton Road. Since this application was submitted much of the highway layout on Charlton Common has been upgraded. Hence, the originally submitted proposals for the site's access junction onto Charlton Road was considered inappropriate. Therefore, the applicants were requested to review their design to ensure that it now ties in with the enhanced road layout. Revised plans now satisfactorily show this.

Transport DC noted that a TRAC plot had not been undertaken to determine whether a refuse vehicle of the Council's standard dimensions could successfully negotiate the on-site road network. However as the Illustrative masterplan has now been withdrawn for consideration, this analysis is unnecessary. A condition will be required to ensure that this analysis takes place at the detailed design stage.

#### 5.11 *Pedestrian and cycle network*

The originally submitted scheme indicated poor connections between this site and other local pedestrian facilities, especially on the northern side of Charlton Common. To overcome these concerns the applicants have incorporated a pedestrian crossing facility into their proposed junction layout. They have also agreed to construct a footpath on the northern side of the road. It is not possible for these works to be carried out immediately as this area is currently occupied by the bus turn-back loop which must remain in place until the Airfield is redeveloped to provide the North-South Link to The Mall. Hence, it has been further agreed that the applicants would provide a financial contribution towards these works instead, so this money could be spent the appropriate time. Consequently, a Section 106 obligation is necessary to ensure that this contribution is made.

#### 5.12 *Public transport*

Bus stops are currently provided on Charlton Road to the south of the site. It is considered that they are located within easy walking distance of the site. An adjacent planning permission for land to the west of Charlton Common is contributing to the up-grading of these stops and providing new shelters with Real time information (RTI) on both sides of the road. The development of the CPNN is will also mean that the through route to The Mall via Charlton Road will eventually be available to buses travelling on these routes. They can also call at the enhanced stops on Charlton Road.

#### 5.13 *Transport Conclusions*

In order to ensure safe access to the site by all modes of travel in accordance with Core Strategy Policies CS1, CS6 and CS8 and Policy PSP16 of the PSP, the applicants have agreed to S 106 obligation to secure the item set out

above. This contributions is considered to be directly related to the development, necessary and fairly and reasonably related in scale and kind, in accordance with the 3 tests within the CIL Regulation 122.

#### 5.14 Sustainable Energy and Climate Change

As the application is in Outline form there will be a requirement for a full Sustainable Energy Statement being provided at the Reserved Matters Stage. The Reserved Matters application will need to meet local planning policies and Building Regulations applicable at the time.

A condition will therefore be required to ensure that the development is be constructed in accordance with the development plan policies, and Building Regulations applicable at the time of construction/the reserved matters stage. This is in order to ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

Officers have noted that in July 2019 South Gloucestershire Council declared a climate emergency and pledged 'to provide the leadership to enable South Gloucestershire to become carbon neutral by 2030'. In the light of this the Sustainable Energy Statement will be need to meet the Development Plan policies of the time to achieve the required reduction in regulated and unregulated emissions, together with renewable heat and power to ensure that new dwellings are designed with a route to achieving zero carbon emissions.

The scheme should be designed to be resilient to projected changes in the climate during the lifetime of the development (60 years) including higher peak and average summer temperatures, this includes the use of green infrastructure (such as existing trees) to provide summer shade/cooling and reduce excess solar gain. The revised scheme includes more retained trees and vegetation than originally submitted. Also as it is partly a brownfield site, the new landscaping will contribute to this.

Subject therefore to the condition noted above, the proposal complies with Policies CS1 and PSP6.

#### 5.15 Archaeology

The submitted archaeology document demonstrates that the archaeological trial trenching that took place on this site was largely negative with the few features identified as relating to agricultural practice. However, there was a fairly large part of the site that was not explored as it is overgrown. The Council's archaeologist has confirmed that as this crosses part of Charlton settlement, a former Medieval village, there needs to be some archaeological work in this area. As it is likely to have truncated by the airfield to the north, this can be dealt with by way of monitoring and recording during construction.

As such, a condition is necessary requiring that prior to the commencement of development a programme of archaeological investigation and recording for the site shall be submitted to and approved by the Local Planning Authority and thereafter, the approved programme shall be implemented. Subject to this, the

proposal is in compliance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy.

5.16 Residential amenity

With regard to existing residents, the closest dwelling to the site is Cedar Lodge which is some 4.5m from the western boundary. Provided the reserved matters take this into consideration, there is no reason why the layout could not be arranged to ensure that there were no issues of overbearing effect or loss of privacy to these existing residents.

In addition the recently constructed row of dwellings south of this are some 16m from this boundary, which is formed by a 2.0m high close boarded fence. Similarly, Reserved Matters will need to take these dwellings into account.

With regard to the amenity of future residents on the site itself, this will be dealt with at Reserved Matters stage to ensure that there are no significant issues of privacy or overbearing effect for future residents, and sufficient that amenity space is provided in accordance with Development Plan policy.

5.17 Public Open Space

Policy CS24 states provision for green infrastructure, outdoor space, sport and recreation facilities will be sought for all new developments, to the appropriate local standards of provision in terms of quantity, quality and accessibility.

The proposed bus link road, including cycle and footpaths approved as part of the former Filton Airfield site will join Charlton Road and therefore, in time, residents at this development would have reasonable access to the facilities located within this larger site. In the meantime however, it is still necessary for the application site to provide for range of open spaces.

Using current average occupancy data and the proposed number of dwellings, the proposed development of 29 dwellings would generate an estimated total population increase of 69.6 residents.

An audit of existing provision has demonstrated an adequate supply of Informal Recreational Open Space and Natural and Semi-natural Open Space. There is a shortfall of Outdoor Sports Facilities and no existing pitches within reasonable access standards. There is also a shortfall of Allotments. The nearest allotment provision is outside South Gloucestershire Council boundary at Charlton Rd, Bristol but this has an existing waiting list. There is no provision for Children and Young People within reasonable access standards.

Since the application was originally submitted, the parameter plans have been revised to provide for 174 sqm of equipped play space on the site, which accords with the Council's minimum standards as set out in Policy CS24 of the Core Strategy.

In addition, the applicant has agreed to enter into a Section 106 Agreement in order to provide a contribution towards off site outdoor sport provision or enhancement and its maintenance, as well as a contribution towards off site allotment provision or enhancement and maintenance. This off site provision for

these types of POS is considered acceptable given the limited size of the site. IN terms of outdoor sport, the contribution will be included to the overarching S.106 Framework Agreement for Cribbs new neighbourhood which is within walking distance of the site. The contributions are considered to be directly related to the development, necessary and fairly and reasonably related in scale and kind, in accordance with the 3 tests within the CIL Regulation 122.

In the event that the applicant intends the public open space within the site to be maintained by a private landscape management entity rather than the Council, the Council can retain a sufficient level of control over the landscape management entity through the s106 agreement.

Given the above, it is considered that the proposed open space provision meets the policy requirements, with the pay area on site, and a contribution towards off-site for outdoor sports and allotments, and as such the proposals accord with Policies CS24 and CS25 of the adopted Core Strategy subject to a Section 106 obligation as set out in the Heads of Terms at the end of this report.

#### 5.18 Affordable Housing

The proposal includes 35% affordable housing in line with National Planning Policy Guidance and other requirements under Policy CS18 of the Council's adopted Core Strategy Development Plan Document. The applicant has agreed to a Section 106 Agreement provide for this, in accordance with the detailed requirements as set out in the heads of terms at the end of this report.

In addition, a condition is required to ensure that the affordable Dwellings are constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of those affordable dwellings required to meet M4(3)(2)(a) standard and any self-contained affordable housing provided above ground floor level in a flatted development without a lift. Further that the wheelchair dwellings shall be constructed to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a) and shall be provided as social rent tenure.

Subject to a S106 incorporating the Heads of Terms set out at the end of this report, and the Part M condition noted above, the proposal is acceptable in terms of affordable housing.

#### 5.19 Contamination

A ground investigation report relevant to the potential for contamination was submitted with the application. It has been considered by the Council's EHO contamination officer who states that it comprises a comprehensive desk study and ground investigation, in line with current best practice and guidance. Potentially unacceptable contamination was identified in relation to made ground in the north of the site; contaminants in gravelly material forming the hard standing to the caravan storage area; and defined areas of asbestos containing materials.

Remediation is proposed by way of removal/site clearance of made ground and areas of asbestos containing materials. The gravelly hard standing is identified as possibly suitable for re-use on site under buildings and roads.

The conclusions and recommendations of the report are in the main accepted by the EHO officer. Re-use of any materials on site should be undertaken in accordance the CL:AIRE Definition of Waste Code of Practice.

In order to ensure that the site is suitable for its proposed use and in accordance with The National Planning Policy Framework, conditions are required to ensure that verification of remediation is signed off by the Council, and any additional contamination found during the course of construction is reported to the Council and dealt with appropriately. Subject to these conditions, the proposal is considered to comply with Policy PSP21.

#### 5.20 Drainage

The application is accompanied by a Flood Risk Assessment and Drainage Strategy which sets out the proposed surface water drainage strategy for the development. This will be achieved by restricting flows using a flow control device and by providing underground attenuation storage. There is no objection to the proposal from the LLFA, subject to a condition requiring Reserved Matters to include surface water drainage details.

#### 5.21 SGC Public Art

The Council's Public Art Officer has requested a planning condition for a public art programme that is relevant and specific to the development and its locality and given the location of this site in the context of the wider Cribbs Patchway New Neighbourhood, a scheme would be desirable and appropriate to link to the wider development.

The Public Art Officer does however note that the proposal for up to 29 dwellings falls one house below the size of development we would normally request a public art scheme for. The Planning Officer has considered this request in terms of Policy CS1- High Quality Design point 7 which states that where the scale, location and/or significance of the new development proposals warrants it, embedded public art within the public realm or in a location where it can be viewed from public areas should be provided. It is considered that in this case the condition requested does not fully meet the required condition tests, and due to the relatively small scale of the development, which being enclosed will not be particularly visible to the public, could not be viewed as development of scale or significance, it is not proposed to include a public art condition.

#### 5.22 Other consultee comments

As noted in the consultation section of this report, the adjoining resident raised a concern that the red line application site boundary was incorrect. Following this, revised plans were submitted showing a revised red line position along this western boundary. The local resident was reconsulted, but no further comments received.

It is noted that Avon Fire and Rescue have requested a contribution towards a fire hydrant for the site. It is noted that in the report that went to Committee for



the Airfield it was reported that this matter was addressed strategically through consideration of the Framework Agreement.

#### 5.23 CIL Issues

The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. CIL charging commenced on 1st August 2015 and this development, if approved, would be liable to CIL charging.

#### 5.24 Consideration of likely impact on Equalities

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

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

### 6. CONCLUSION

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

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

### 7. RECOMMENDATION

7.1 That authority be delegated to the Director of Environment and Community Services to grant permission, subject to the conditions set out below and the applicant first voluntarily entering into an agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

#### 1. **POS:**

- Prior to occupation of the 1<sup>st</sup> dwelling, the applicant shall secure the management and maintenance of the Public Open Space (POS) and Sustainable Drainage System (SuDS) in perpetuity, to adoptable standards, and in accordance with an appropriate management regime to be first approved in writing by the Council. The

developer shall open the POS to the public and maintain the POS and SUDs in accordance with the maintenance regime until such time as the whole of the POS and SUDs areas are either transferred to the Council or transferred to a management entity, the details of which shall be first approved by the Council.

- The applicant shall provide 174 sqm of equipped open space provision on site for children and young people. Trigger for completion and opening– 10th dwelling.
- The applicant shall make a contribution of £60,991.98 towards off site provision/enhancement of outdoor sports facilities as defined in the overarching POS Strategy for CPNN, together with a contribution of £18,460.26 towards its future maintenance. Trigger – 10<sup>th</sup> dwelling
- The applicant shall make a contribution of £1,398.08 towards off site allotments, together with £1,782.66 towards their maintenance.

## 2. **Affordable Housing**

- 35% Affordable Housing with a tenure split of 76% Social Rent and 24% Shared Ownership of which 8% will be provided as Wheelchair accommodation:  
*Quantum*
- 35% Affordable Homes to be provided on site without public subsidy.
- To be provided on-site and distributed throughout the development in clusters of no more than 6 units.

### *Tenure and Type*

- 76% Social Rent (i.e. 8 social rent homes)
- 24% Shared Ownership (i.e. 2 social rent homes)

### *Design*

- Affordable Homes to be built to the same high quality design standards and visually indistinguishable from the market units; and comply with Secured by Design Silver, Part Q Building Regulation standards and compliance with the RP Design Brief;
- No more than 6 Affordable Homes should share an entrance and communal area. Registered Providers would generally expect flats within a single block to be of the same tenure.

### *Wheelchair Provision*

- 8% of Affordable Homes to meet Part M of the Building Regulations accessibility standards M4(3)(2)(a). This will be controlled by way of a planning condition. (Based on a scheme with a requirement for 10 affordable homes there would be a requirement for 1 wheelchair property).

### *Delivery and Phasing*

- The Council to refer potential occupants to all first lettings and 75% of subsequent lettings.
- Delivery is preferred through the Council's list of Approved Registered Providers. In the event of the developer choosing a Registered Provider from outside the partnership then the same development and management standards will need to be adhered to.

- Affordable Homes to be built out with the market housing on site in line with agreed triggers within the S.106 Agreement.

*Rent Levels and Affordability*

- Social Rent homes to be let at Target Rent (Rent Standard Direction 2014).
- Shared Ownership homes to be sold at no more than 40% of market value, and annual rent on the equity retained by the RP should be no more than 1.5%.
- Service charges will be capped at £650 per annum (April 2016 base and linked to RPI) to ensure that all housing costs are affordable to future occupants.
- Capital receipts on intermediate housing to be recycled as capital expenditure on approved affordable housing schemes in South Gloucestershire, with subsidy levels to increase by any capital appreciation.

**3. Transport**

A contribution of £20,000 towards the construction of a 3.0m shared foot/cycleway to connect the site to the crossing point adjacent to the access of the Kennels Cedar Lodge site to the south when the existing bus turning circle becomes redundant, (the timing of which will be subject to the opening of the bus only route into the Airfield).

- 7.2 The reason for the above obligations is to ensure that the enhancements needed to off-set the impact of the redevelopment are secured both to the natural and built environment, and to provide a suit of measures to mitigate the impacts of the development on the existing community and to ensure the future community is sustainable.
- 7.3 That the Head of Legal and Democratic Services be authorised to prepare and seal the agreement.
- 7.4 Following the Council introducing the CIL tariff that Head of Corporate Finance is authorised to levy the CIL charge.
- 7.5 Should the agreement not be completed within 2 months of the date of this Circulated Schedule report that delegated authority be given to the Director of Planning, Transport and Strategic Environment to refuse the application if an extension of time to complete the agreement is not sought.

**CONDITIONS**

1. Details of the layout, scale and appearance of the buildings to be erected, and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before development on land to which the reserved matters relate commences. Development thereafter shall be carried out in accordance with the approved details.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Applications for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 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).

3. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiry of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

4. Applications for the approval of the reserved matters shall be in accordance with the Parameter Plans-Access and Land Use (Rev P5) and Scale Parameter plan, (Rev P5), and the principles and parameters set out in the Design and Access Statement (November 2020) hereby approved.

Reason: To ensure the highest standards of urban design and in accordance with policies CS1 and CS26 of the adopted South Gloucestershire Local Plan: Core Strategy, and the adopted Cribbs/Patchway Development Framework SPD.

5. Reserved matters submitted pursuant to Condition 1 above shall include the detailed design of the surface water drainage strategy; including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection.

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

6. The Affordable Dwellings shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of those Affordable Dwellings required to meet M4(3)(2)(a) standard and any self-contained affordable Housing provided above ground floor level in a flatted development without a lift. The Wheelchair Affordable Dwellings shall be constructed to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a) and shall be provided as social rent tenure.

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.

7. The Reserved Matters to be submitted pursuant to Condition 1 shall include a Sustainable Energy Statement that demonstrates how the development hereby approved will meet SGC Development Plan Policies and Building Regulations applicable at that time. The development shall be constructed in accordance with the development plan policies, and Building Regulations applicable at the time of construction.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions, and to comply with Policy CS1 of the adopted South Gloucestershire Local Plan: Core

Strategy and Policy PSP6 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan.

8. The reserved matters submitted pursuant to Condition 1 shall include tree protection details and Arboricultural Method Statement which shall accord with BS5837 (2012); and prior to the commencement of the development hereby approved, protective fencing in accordance with drawings approved by Reserved Matters shall be erected around the root protection area of existing trees and hedgerows to be retained adjacent and within the site. Such fencing shall be erected prior to the use of any machines on the site and prior to any clearance on site, and retained as such throughout the construction period and until the completion of the development hereby approved. All development shall be carried out only in accordance with the Arboricultural constraints report D14 398 02 Rev A July 2019 by JP Associates, and thereafter, the trees and hedges shall be retained.

Reason: To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the trees, and to avoid any damage to existing trees to be retained and ensure the existing trees and hedgerows are protected during the works, in accordance with best arboricultural practice, and to accord with Policies CS1 and CS26 of the adopted South Gloucestershire Local Plan: Core Strategy. Pre- commencement is required in order to protect the trees prior to any works on site.

9. Verification Strategy - having regard to BAE Systems Environmental, Ground Investigation, Land at Charlton Common, Ref X0453-R3-2 dated June 2016, prior to first occupation, a report providing details of the verification of remediation demonstrating that all necessary remediation works have been completed satisfactorily and that re-use of any materials on site will be undertaken in accordance the CL:AIRE Definition of Waste Code of Practice shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interest of public safety as a potential result of land contamination and to accord with policies CS9 and CS26 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013).

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

Reason: In the interest of public safety as a potential result of land contamination and to accord with policies CS9 and CS26 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013).

11. Prior to the occupation of the first dwelling, a travel plan with the aim of providing residents with information regarding reducing the need to travel by car, encouraging healthy commuting and work/non work related journeys shall be submitted to the LPA

for their written approval. Such details as approved shall be implemented in phase with the development.

Reason: In the interests of sustainable development and in accordance with Policy CS26 of the South Gloucestershire Local Plan: Core Strategy, (adopted Dec 2013).

12. The reserved matters to be submitted pursuant to Condition 1 above shall include measures to demonstrate that the development is in accordance with the recommendations made in Section 5 of the Ecological Assessment by Ecology Solutions (September, 2019). This refers to the need for a sympathetic lighting scheme for bats, avoiding disturbance/ harm to nesting birds and badgers, habitat creation/enhancement (a pond, wildflower grassland, hedgerows and new trees) to mitigate habitat losses and to increase foraging opportunities for birds and bats and providing new roosting opportunities for bats.

Reason: To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policy PSP19 of the adopted Policies Sites and Places Plan.

13. No development shall take place until there has been submitted and approved in writing by the Local Planning Authority measures in respect of: a re-survey for badgers and a report provided to the Council to include details of any works subject to the licensing provisions of the Protection of Badgers Act 1992. All works shall be carried out in accordance with said report.

Reason: To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policy PSP19 of the adopted Policies Sites and Places Plan. Pre- commencement is required in order to ensure protection during the construction period.

14. The Reserved Matters submitted pursuant to Condition 1 above shall include a plan showing the location of nesting boxes, for starlings and house sparrows and bat tubes or boxes. Thereafter the development shall proceed in accordance with such details as approved through Reserved Matters, and photographic evidence of their installation shall be submitted to the local planning authority for approval in writing prior to the substantial completion of the development hereby approved.

Reason: To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policy PSP19 of the adopted Policies Sites and Places Plan.

15. The reserved matters submitted pursuant to Condition 1 above shall include street lighting that is to the Council's adoptable standards and is also a sympathetic lighting scheme for bats using boundary vegetation. The scheme should show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications). All external lighting shall be installed prior to the substantial completion of the development hereby approved in accordance with the said lighting scheme as approved by the local Planning Authority in writing.

Reason: To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policy PSP19 of the adopted Policies Sites and Places Plan.

16. Prior to development commencing, a Landscape & Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local Planning Authority to concord with the recommendations contained in 5 of the Ecological Assessment by Ecology Solutions (September, 2019) and the agreed Access and Land Use Parameter Plan forming part of the application. All works are to be carried out in accordance with said approved plan.

Reason: To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policy PSP19 of the adopted Policies Sites and Places Plan. Pre- commencement is required in order to ensure protection during the construction period.

17. The Reserved Matters to be submitted pursuant to Condition 1 above shall include a mitigation strategy to avoid harm to reptiles (slowworm) and hedgehog and agreed with the Local Planning Authority through Reserved Matters. All works are to be carried out in accordance with said strategy.

Reason: To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policy PSP19 of the adopted Policies Sites and Places Plan.

18. The Landscaping Reserved Matters submitted pursuant to Condition 1 above shall include full details of both hard and soft landscaping works and these works shall be carried out as approved. Such details shall accord with the principles of the approved Parameter Plans and the principles and concepts contained in the approved Design and Access Statement. These details shall include: proposed finished levels or contours in relation to existing levels; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures including details of play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines, manholes).

Soft landscape works shall include: a vegetation retention and removal plan, planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme. Detailed planting plans shall detail size, type and specification, mixes and quantities of all proposed planting. Where appropriate, boundary and surfacing treatments; construction details of all SUDS elements and maintenance proposals shall be submitted and approved.

Reason: To protect and enhance the character and appearance of the area and the amenities of future occupiers in accordance with policies CS1 and CS26 of the adopted South Gloucestershire Local Plan: Core Strategy.

19. 1The landscaping details submitted pursuant to Condition 18 shall include new areas of species-rich wildflower grassland along the highway verge outside the site on Charlton Road.

Reason: In order to help offset the loss of the site's semi- improves meadow, and in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policy PSP19 of the adopted Policies Sites and Places Plan.

20. Prior to the commencement of development a programme of archaeological investigation and recording for the site shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved programme shall be implemented in all respects, unless the Local Planning Authority agrees in writing to any variation.

Reason: In the interest of archaeological investigation or recording, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy PSP17 of adopted Policies Sites and Places Plan, and the National Planning Policy Framework. Pre- commencement is required in order to ensure archaeological investigation is not harmed during the construction period.

21. The particulars submitted as part of condition 1 for the relevant reserved matters shall include details of refuse collection vehicle swept path tracking within the site appropriate for the SGC refuse vehicle standard dimensions.

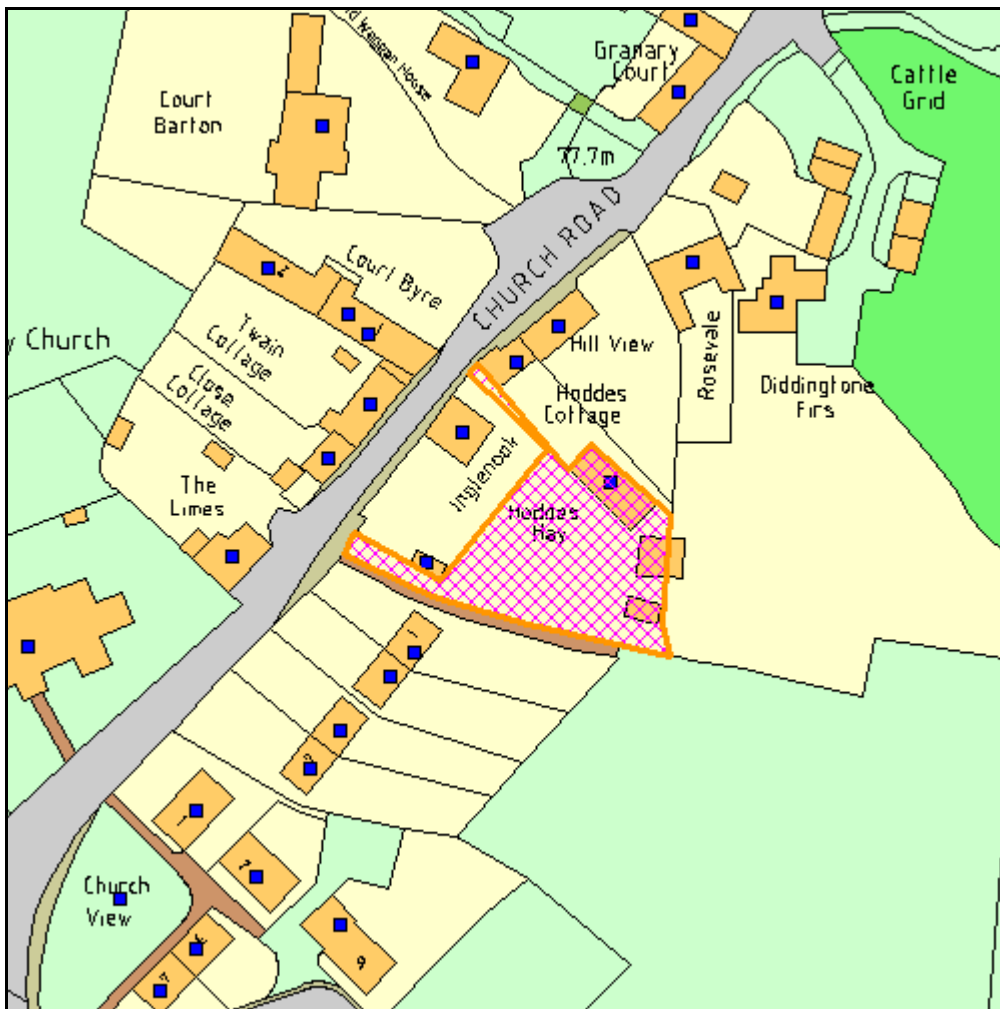
Reason: To ensure access to refuse storage in accordance with Policy CS26 of the adopted Core Strategy, and in accordance with Policy PSP16 of the adopted SGC Policies Sites and Places Plan.

**Case Officer: Helen Ainsley**  
**Authorising Officer: Catherine Loveday**



**CIRCULATED SCHEDULE NO. 36/21 -10th September 2021**

<b>App No.:</b>	P20/00551/F	<b>Applicant:</b>	Mr John Lever
<b>Site:</b>	Hoddes Hay Church Road Doynton Bristol South Gloucestershire BS30 5SU	<b>Date Reg:</b>	5th February 2020
<b>Proposal:</b>	Demolition of existing single storey side and front extension. Erection of two storey side and front extension and associated works to exterior of dwelling.	<b>Parish:</b>	Doynton Parish Council
<b>Map Ref:</b>	372150 174139	<b>Ward:</b>	Boyd Valley
<b>Application Category:</b>	Minor	<b>Target Date:</b>	1st April 2020



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. N.T.S. P20/00551/F

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

## **REASONS FOR REPORTING TO CIRCULATED SCHEDULE**

The application has been subject to representations contrary to the findings of this report, with three or more contrary representations made. Therefore under the current scheme of delegation, it is required to be taken forward under the Circulated Schedule procedure.

### **1. THE PROPOSAL**

- 1.1 Planning permission is sought for the demolition of an existing single storey side and front extension, and the erection of a two storey side and front extension and associated works to the exterior of the main dwelling. The application relates to Hoddes Hay, Church Road, Doynton.
- 1.2 The application site comprises a detached unit set towards the rear of a relatively spacious plot. The property is constructed in an informal “mews” style, and is modest in scale with a simple character. The site is located within the defined settlement boundary of Doynton, and also falls within the Doynton Conservation Area. In terms of other land designations, the site falls within the Bristol and Bath Green Belt, and just within the boundary of the Cotswolds Area of Outstanding Natural Beauty (AONB).
- 1.3 Several iterations of plans have been submitted over the course of the application in order to resolve identified issues. As originally submitted, the proposals sought to demolish the existing property and construct a new detached unit at the site. However following discussions with officers, it was decided instead to retain the majority of the existing property, and create additional living space by extending the property at its eastern end.
- 1.4 As a result, three separate rounds of consultation have been carried out; the first being in February 2020, the second in March 2020 and the third in May 2021. The responses are summarised in section 4 of this report.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework July 2021  
National Planning Policy Guidance (2014)

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage

CS34 Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP38	Development within Existing Residential Curtilages, Including Extensions and New Dwellings

2.3 Supplementary Planning Guidance

Development in the Green Belt SPD (Adopted 2007)

Design Checklist SPD (Adopted 2007)

Residential Parking Standards SPD (Adopted 2013)

Revised Landscape Character Assessment SPD (Adopted 2014)

Householder Design Guidance SPD (Adopted 2021)

Trees and Development Sites SPD (Adopted 2021)

3. **RELEVANT PLANNING HISTORY**

3.1 **P94/2298**

Erection of detached dwellinghouse and single garage. (In accordance with the amended plans received by the Council dated 24 February 1995)

Approved: 31.03.1995

*Pre-application Advice*

3.2 **PRE19/0633**

Replacement of existing dwelling with 1no dwelling.

Response provided: 16.01.2020

4. **CONSULTATION RESPONSES**

4.1 Doynton Parish Council

No objection

4.2 Other Consultees

Archaeology Officer

No comment

## Conservation Officer

### *Initial comments*

Objection - While existing building may be of little or no significance historically or architecturally, its scale and the discreet nature of the site at least means it can be considered to sit “quietly” within its back-land setting. Whilst the proposed design is of interest and undoubted quality, the proposed scale of the replacement dwelling would result in a far more prominent entity. Due to its scale and form, the development would result in the building being seen as a rather disparate example of back-land development which would compete with the frontage of Church Road.

Therefore fail to see how the proposed scheme would help sustain or enhance the significance of the Doynton Conservation Area. In the context of the NPPF, the proposals would cause a degree of harm that would not sustain the significance of the designated heritage asset that is the Doynton Conservation Area. Would advise that the proposal would result in less than substantial harm towards the lower end of the spectrum to the significance of the conservation area; however the statutory presumption against the granting of the consent is engaged.

### *Final comments following latest revisions*

No objection – in light of amendments made to scheme, by reason of the proposed scale, form and detailed design, the proposals will ensure the setting of any designated heritage asset would be sustained and so the character and appearance of the Doynton Conservation Area would be preserved. The previous heritage objections to the initial proposals and the following iterations are therefore withdrawn. Recommend conditions relating to materials samples and the detailing of rooflights.

## Ecology Officer

Following submission of updated bat survey in August 2021, no objection subject to conditions requiring works to be carried out in accordance with recommendations set out within Ecological Impact Assessment, a lighting design strategy being submitted, and a plan detailing the specification and location of the ecological enhancement features being submitted.

## Highway Structures

No comment

## Lead Local Flood Authority

Following the changes to the scheme, and the proposal to now extend the property as opposed to demolish and re-build, no objection.

## Sustainable Transport

No objection but query proposed parking arrangements.

## Tree Officer

No objection subject to full compliance with submitted arboricultural report.

## **Other Representations**

### 4.3 Local Residents

A total of 21 representations were received over the course of the application process. This amounted to 14 letters of support, 5 letters of objection and 2 neutral comments. Other than 2 letters of support which were received during the second round of consultation, all representations were received during the first round of consultation. No further representations were received during the third and final round of consultation.

The points raised within support comments are summarised below. Full copies of comments are available on the Council website:

- Existing property of little architectural or historical merit.
- Detailed design of dwelling is sympathetic to surroundings.
- Proposals will protect sanctity of Green Belt and conservation area.
- Proposals will enhance views of site rather than detract.
- Proposed new building will be more efficient.
- Proposed construction appears highly sustainable.
- Are confident planting will largely screen views or property in future.
- Current property unfit for occupation. Living space is dark and oppressive.

The concerns raised within objection comments are summarised below. Full copies of comments are available on the Council website:

- Increase in height will lead to overbearing/overshadowing impacts on neighbouring properties.
- Concerns regarding overlooking from proposed windows on to neighbouring properties.
- Proposed external finish is unattractive.

The points raised within the two neutral comments are summarised below. Full copies of comments are available on the Council website:

- Generally supportive but some concerns regarding overlooking on to neighbouring properties.
- Some concerns regarding proposed sewage and surface water disposal methods, as sewer prone to blockage in the past.

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

The application seeks permission for the demolition of an existing single storey element and the erection of a two storey extension, together with further alterations to the exterior of the building. Extension and alterations to existing properties is managed through policy PSP38 of the Policies, Sites and Places Plan. This policy is generally supportive subject to an assessment of design,

amenity, and transport. However, the site is located within the Green Belt and any development must accord with the principles of Green Belt policy to be acceptable.

## 5.2 Green Belt

Policy CS5 and CS34 of the Core Strategy and policy PSP7 of the Policies, Sites and Places Plan support the protection of the Green Belt from inappropriate development. The NPPF also attaches great importance to the Green Belt – with development in the Green Belt generally being considered inappropriate. However, there are limited categories of development within the Green Belt that are not considered to be inappropriate. One of the exception categories is the extension of a building provided that it does not result in a disproportionate addition over and above the original size of the building, as is set out in Paragraph 145 of the NPPF.

5.3 Policy PSP7 of the Policies, Sites and Places Plan sets out a guide for assessing whether or not an extension is proportionate. Additions resulting in a volumetric increase of up to 30% are likely to be considered proportionate, those resulting in an increase between 30% and 50% are to be reviewed in more detail, and those resulting an increase of over 50% are likely to be considered disproportionate.

5.4 The applicant has provided volume calculations, which estimate the volume of the existing building to be approximately 466m<sup>3</sup>. As a result of the proposed extensions, the volume of the building would increase by approximately 115m<sup>3</sup>, which would amount to a 24.6% volume increase. In the context of policy PSP7, and having account for the overall scale, form and design of the extension, it is concluded that it would appear as a proportionate addition to the host dwelling.

5.5 The proposal is therefore an appropriate form of development in the Green Belt, and the proposed works are acceptable in principle. A more detailed analysis of other relevant matters is set out below.

## 5.6 Heritage Impacts, Design and Visual Amenity

Policy PSP17 of the Policies, Sites and Places Plan and policy CS9 of the Core Strategy relate to conservation, and seek to protect the character and appearance of conservation areas and the significance and setting of heritage assets such as listed buildings.

5.7 In terms of more general design, policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. Policy CS1 is fully compliant with design guidance in the NPPF.

5.8 As originally submitted, the applicant sought to demolish the existing property at the site, and construct a new-build dwelling in a similar position within the plot. Whilst the contemporary design approach proposed was considered to be

- of a high quality, the proposed increase in the scale of the building was considered an issue.
- 5.9 As detailed within their consultation response, whilst appreciating that the existing dwelling is of little historical or architectural merit, the conservation officer found that the 'mews' style of the dwelling allowed for it to sit discreetly within the backland plot. The replacement dwelling as originally proposed was set to be of a significantly greater scale. It was concluded that such an increase in scale would result in an inappropriately prominent dwelling, which given the context of the site would degrade the character of the wider conservation area.
- 5.10 Following lengthy discussions with the applicant, it was concluded that with some minor improvements, the majority of the existing building could be retained. In order to provide additional space and an improved internal layout, revised proposals instead involve the demolition of an existing single storey element to the eastern end of the property, and its replacement with a two storey element. Overall the proposed two storey element is considered to represent a proportionate and complementary addition to the host dwelling. Alterations to external materials to provide a predominantly light render and timber cladding finish with high levels of glazing would also achieve a temporary appearance; whilst avoiding a significant increase in built form.
- 5.11 On the basis that the issue regarding scale has been addressed through the amended proposals, it is now concluded that the special character and appearance of the Doynnton Conservation Area would be preserved. In general design terms, it is concluded that the appearance of the modified dwelling would be of a high quality, and would represent an improvement on that of the existing dwelling. As such, subject to conditions requiring final details of materials and rooflights to be agreed, the proposed development is considered to comply with policies CS1, CS9 and PSP17.
- 5.12 Landscape  
Policy PSP2 of the Policies, Sites and Places Plan outlines that development proposals should seek to conserve and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape.
- 5.13 PSP2 also outlines that within the Cotswolds AONB, great weight will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Where development is proposed in a location which would affect the setting of the AONB, it must be demonstrated that it would not adversely impact upon the natural beauty of the AONB.
- 5.14 It is acknowledged that the site falls just within the AONB. However the property is contained within a defined residential curtilage, and does not form part of a wider distinctive landscape. Furthermore the site is bounded on its northern and western edges by residential units, and on its eastern and southern edges by woodland. As such views in to the site from the wider surrounding area are generally limited. As such, and on the basis that the design of the proposed extension is considered to be acceptable, it is not considered that the proposals would have any significant detrimental impact on the surrounding landscape or

natural and scenic beauty of the AONB. The proposed development is therefore in accordance with policy PSP2.

5.15 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; and odours, fumes or vibration.

5.16 It is acknowledged that the rear of the existing property is set against the north-eastern boundary of the plot. The property is therefore located immediately adjacent to neighbouring gardens, and it is therefore key that the impact of the development on the amenity of adjacent residents be considered in detail.

5.17 As originally submitted, a number of concerns were raised by adjacent residents; citing the proposed increase in built form and subsequent overshadowing/overbearing impacts, as well as impacts on privacy through the insertion of additional first floor windows, as reasons for objecting to the proposals. Officers acknowledged that as initially submitted, the proposals would have led to some instances of overshadowing, overbearing and overlooking.

5.18 However the amended plans largely retain the form of the existing building; albeit with a two storey extension constructed at the eastern end of the property. As such, there would be limited impact on properties to the north. It is acknowledged that the proposed two storey extension would abut the eastern boundary of the site, and would lead to an increase in massing at this point. However given the position of the extension and the degree of separation to the neighbouring property to the east, it is not considered that the proposals would lead to any unacceptable overbearing or overshadowing impacts.

5.19 In terms of any impacts upon privacy, it is acknowledged that a small first floor window would face on to the neighbouring garden to the east. However this would serve an en-suite bathroom, and given its location a considerable distance down the neighbouring garden and away from the property itself, it is not considered that the insertion of the first floor window would lead to significant overlooking issues. Similarly a small window is proposed in the master bedroom which would face towards the neighbouring garden. However this would be angled towards the end of the spacious neighbouring garden, and given that the bedroom would be served by two separate larger windows, it is not considered that the insertion of the small east-facing window would significantly degrade the amenity of the neighbour through overlooking.

5.20 On the basis of the above assessment, it is not considered that the proposed works would significantly prejudice the amenity of neighbouring residents. However given the proximity of the property to neighbouring gardens, a condition will be attached to any decision, restricting the permitted hours of



operation during the construction period. Subject to this condition, the proposals are considered compliant with policies PSP8 and PSP38.

#### 5.21 Transport

No changes to the proposed vehicular access point in to the site are proposed as part of the development. Furthermore, given the scale and nature of the development, it is not considered that the proposals would have any significant impact on the travel patterns associated with the site, or upon the surrounding transportation network. In terms of parking, the existing driveway is of a sufficient size as to park a minimum of 3 vehicles; and this would remain in situ following the development. Overall there are no concerns with the proposals from a transportation perspective.

#### 5.22 Ecology

Ecological information was submitted in support of the original application. This was found to be acceptable by the ecology officer, who raised no objection subject to conditions.

5.23 However following the final round of consultation in May 2021, the ecology officer outlined that the original ecological information was out of date, and that updated bat surveys would be required. These were subsequently submitted in August 2021. The results of the surveys were found to be acceptable by the ecology officer, with no objection raised subject to conditions requiring works to be carried out in accordance with recommendations set out within Ecological Impact Assessment, a lighting design strategy being submitted, and a plan detailing the specification and location of the ecological enhancement features being submitted. Conditions to this effect will be attached to any decision.

#### 5.24 Trees

A number of trees and other forms of vegetation are situated within the site curtilage. As such, an arboricultural report was originally submitted in support of the application. This was reviewed by the tree officer, who raised no objection subject to compliance with the recommendations contained within the report. However it is acknowledged that the scope of the proposals have been significantly reduced since the original submission; and as such the arboricultural reports no longer accurately reflect the development proposed. Notwithstanding this, officers are satisfied that the proposed works would not cause significant detrimental impacts to any of the key trees/vegetation contained within the curtilage of the site.

#### 5.25 Drainage

The site is not located within an area of known flood risk. As originally submitted, drainage officers queried the method of surface water disposal for the re-constructed dwelling as proposed. However following the move to an extension rather than a new-build dwelling, drainage officers raise no objection to the proposals.

#### 5.26 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.

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

## 6. **CONCLUSION**

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

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

## 7. **RECOMMENDATION**

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

### **CONDITIONS**

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

Reason

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

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

Reason

To ensure a satisfactory standard of external appearance and preserve the character and appearance of the Doynton Conservation Area, to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

3. Notwithstanding the design indicated on the approved drawings, the rooflights indicated on the northern elevation shall be "conservation rooflights" and so shall be fitted with a central glazing bar and installed so that the upper faces are flush with the surface of the adjoining roof tiles, and thereafter maintained as such at all times.

Reason

To preserve the character and appearance of the Doynton Conservation Area, to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

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

Reason

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

5. The development shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Impact Assessment (Green Ecology, July 2019), Bat Activity Survey (Crossman Associates, December 2019) and an updated Bat Activity Survey (Crossman Associates, August 2021).

Reason

To protect the wildlife and the ecological interests of the site, and to accord with Policy CS9 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

6. Prior to the substantial completion of the works hereby approved, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- Identify those areas/features on site that are particularly sensitive for bats and hedgehogs and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason

To protect the wildlife and the ecological interests of the site, and to accord with Policy CS9 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

7. Prior to the substantial completion of the works hereby approved, a plan detailing the specification and location of the ecological enhancement features recommended in the Ecological Impact Assessment (Green Ecology, July 2019), Bat Activity Survey (Crossman Associates, December 2019) and an updated Bat Activity Survey (Crossman Associates, August 2021) shall be submitted to the Local Planning Authority for approval in writing. This shall include, but is not limited to, bird boxes, bat boxes, permeable fencing and native planting. The enhancement features shall be then be provided in accordance with the agreed details, and within 6 months of their agreement.

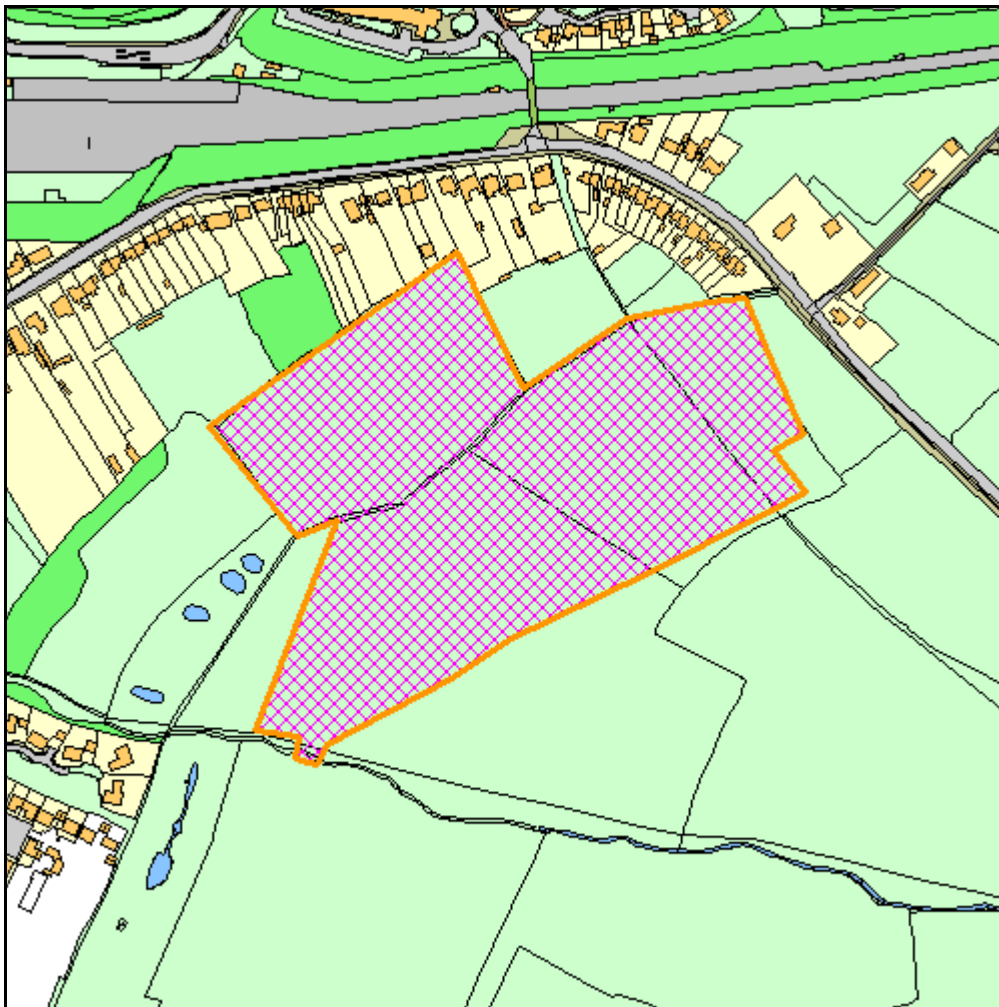
Reason

To protect the wildlife and the ecological interests of the site, and to accord with Policy CS9 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

**Case Officer: Patrick Jackson**  
**Authorising Officer: Marie Bath**

## CIRCULATED SCHEDULE NO. 36/21 -10th September 2021

<b>App No.:</b>	P20/17975/RM	<b>Applicant:</b>	Crest Nicholson (South West) Ltd.
<b>Site:</b>	Land South Of The Railway East Of Harry Stoke South Gloucestershire	<b>Date Reg:</b>	5th October 2020
<b>Proposal:</b>	Erection of 144 no. dwellings with new highways, parking, garaging, green infrastructure (including play areas) and other associated infrastructure with appearance, layout, scale and landscaping to be approved. (Approval of Reserved Matters to be read in conjunction with Outline permission PT16/4782/O - Outline planning permission for mixed use development comprising up to 1,290 dwellings including an extra care facility (Use Class C2/C3); community facilities (comprising use classes D1 and D2); provision of a mixed use local centre (Use Classes A1, A2, A3 and D1) together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping with access to be determined and all other matters reserved).	<b>Parish:</b>	Winterbourne Parish Council
<b>Map Ref:</b>	363873 179634	<b>Ward:</b>	Winterbourne
<b>Application Category:</b>	Major	<b>Target Date:</b>	31st December 2020



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. N.T.S. P20/17975/RM

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

## 1. **THE PROPOSAL**

- 1.1 The applicant seeks reserved matters approval for erection of 144 no. dwellings with new highways, parking, garaging, green infrastructure (including play areas) and other associated infrastructure with appearance, layout, scale and landscaping (Approval of reserved matters to be read in conjunction with outline planning permission PT16/4782/O). Approval was given in detail at outline stage for access. Therefore this reserved matters seeks approval for the detail for all other matters, being appearance, landscaping, layout and scale.
- 1.2 Approval was given on 3<sup>rd</sup> March 2020 (PT16/4782/O) for mixed use development comprising up to 1,290 dwellings including an extra care facility (Use Class C2/C3); community facilities (comprising use classes D1 and D2); provision of a mixed use local centre (Use Classes A1, A2, A3 and D1) together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping with access to be determined and all other matters reserved.
- 1.3 Reserved matters consent is sought to deliver 144 dwellings on Phase 1 of the development site, as defined by and consistent with approved Phasing Plans (DOC20/00125). The submission also details new highways to serve the Phase 1 parcel, parking and garaging, and green infrastructure to include a LEAP at the centre of the parcel with associated public open space. An attenuation pond is also located at the southern corner of the site. The submission follows approval of the Reserved Matters for the strategic infrastructure (highways and access, drainage, landscaping etc.) associated with Phases 1 and 2 of the development (P20/13948/RM).
- 1.4 The RM site for Phase 1 of the East of Harry Stoke New Neighbourhood comprises three fields to the west of the Stoke Gifford Transport Link (SGTL) of approximately 6.9ha area. The SGTL forms the main access road for the development and the southern boundary of the Phase 1 parcel. The site boundary is located behind the gardens of residential properties along Hambrook Lane to the North and is separated from Hambrook Lane by a field to the eastern site boundary. The M32 is located beyond the development site to the east and the Ham Brook abuts the southern boundary of the site.
- 1.5 The submission seeks approval of reserved matters and to discharge the following conditions attached to the outline permission insofar as they relate to this RM site:
  - Reserved Matters (condition 1);
  - Hard and Soft Landscaping (condition 9);
    - Tree Details (condition 11);
  - Tree Protection Measures (condition 12);
  - Waste Management Audit (condition 14);
  - Foul Water Drainage Strategy (condition 18);

- Refuse Collection Strategy (condition 19);
- Surface Water Drainage Scheme (condition 21);
- Construction Environment Management Plan (condition 22);
  - Way-Finding Strategy (condition 23);
  - Electric Charging Points (condition 25); and
    - Adoptions Plan (condition 33).

1.6 In support of the Reserved Matters the applicant has submitted the following documents:

- Compliance Statement dated 24/05/2021
  - Arboricultural Method Statement (ref. 1302\_R29c), dated June 2021
  - Construction Environment Management Plan (ref. 49642/CEMP Rev 2), dated 23/11/20
- 10392 FRA and Drainage Strategy (May 2021)

## 2. **POLICY CONTEXT**

### 2.1 National Guidance

National Planning Policy Framework July 2021  
National Planning Practice Guidance

### 2.2 Development Plans

#### South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design  
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  
CS16 Housing Density  
CS17 Housing Diversity  
CS18 Affordable Housing  
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  
PSP6 Onsite Renewable and Low Carbon Energy  
PSP8 Residential Amenity  
PSP10 Active Travel Routes  
PSP11 Transport Impact Management  
PSP13 Safeguarding Strategic Transport Schemes and Infrastructure  
PSP16 Parking Standards

PSP17 Heritage Assets and the Historic Environment  
PSP19 Wider Biodiversity  
PSP20 Flood Risk, Surface Water and Watercourse Management  
PSP21 Environmental Pollution and Impacts  
PSP37 Internal Space and Accessibility Standards for Affordable Dwellings  
PSP42 Self Build & Custom House Building  
PSP43 Private Amenity Space Standards  
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 (Crest)  
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)  
Self Build and Custom Housebuilding SPD (adopted)

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P92/2321 Development of 39.94 hectares (98.5 acres) of land for residential, offices, retailing and open spaces. Construction of roads and associated highway works including a park and ride facility and LRT station (outline) Approved 22nd December 1993
- 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. Appeal against non-determination Recovered by the Secretary of State on 07.02.2007 Appeal allowed with conditions, December 2007
- 3.3 PT10/3100/O Demolition of 10 Hambrook Lane and erection of 80no.dwellings. Outline application with access only, all other matters reserved. Refused 03.03.2011 Appeal Dismissed 06.02.2012
- 3.4 PT12/0478/F Engineering works and associated landscaping on 1.1 hectares of land to create ponds for surface water drainage and great crested newt mitigation strategy associated with planning application PT06/1001/O, Land at Harry Stoke. Pending decision (s106).
- 3.5 PT12/1302/RM Erection of 166 dwellings (Use Class C3), with parking, landscaping and associated works. (Approval of reserved matters to be read in conjunction with outline planning permission PT06/1001/O). Approved with conditions 28.09.2012
- 3.6 MODT14/0003 Modification of S106 Agreement attached to planning application P92/2321 to re-define the timeframe within which the Blue Land will be retained for the purposes set out in the s106 agreement. Approved 15th August 2014



- 3.7 MODT16/0004 Modification of S106 Agreement attached to planning Application P92/2321 to re-define the timeframe within which the Blue Land will be retained for the purposes set out in the s106 agreement. Approved 5th December 2016
- 3.8 PT17/2401/F Demolition of existing garage and erection of 2 no. dwellings with access, parking and associated works. Approved 21.02.2018
- 3.9 MODT18/0002 Deed of Variation of Section 106 Legal Agreement attached to planning permission P92/2321 Approved 15th March 2018
- 3.10 PT16/6182/F Land at Curtis Lane - Demolition of single dwelling unit (Roseneath) and erection of 70 no. dwellings with access, parking, public open space and associated works. Resolution to grant awaiting s106 signing
- 3.11 PT16/4782/O - East of Harry Stoke Land at the South of the Railway - Outline planning permission for mixed use development comprising up to 1,290 dwellings including an extra care facility (Use Class C2/C3); community facilities (comprising use classes D1 and D2); provision of a mixed use local centre (Use Classes A1, A2, A3 and D1) together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping with access to be determined and all other matters reserved. Granted with Conditions 3<sup>rd</sup> March 2020
- 3.12 PT16/4928/O East of Harry Stoke North of the railway - Hybrid planning application for the demolition of farmhouse and agricultural buildings and erection of 327 dwellings with a primary school and nursery; along with site access/spine road, car parking, public open space, landscaping, drainage infrastructure and associated infrastructure; of which full permission is sought (with no matters reserved) for a site wide earthworks strategy and drainage infrastructure together with 150 no. dwellings (of the 327 total) and associated landscaping, layout, infrastructure and access; and outline permission is sought for the erection of 177 dwellings, primary school and nursery (Use Class D1) with access to be determined and all other matters reserved. Approved with conditions 30<sup>th</sup> October 2019
- 3.13 PT17/5573/OHLE Application for consent under Section 37 of the Electricity Act 1989 to install 2no. new terminal towers to facilitate relocation of existing overhead service cable to underground. The application is made under section 5(2) of The Overhead Lines (Exemption) (England and Wales) Regulations 2009 - Planning Act 2008. Approved 8<sup>th</sup> January 2018.
- 3.14 PT17/5809/RM Erection of primary school with parking, landscaping and associated works. (Approval of Reserved Matters to be read in conjunction with outline planning permission PT06/1001/O). Under consideration.
- 3.15 PT17/5847/RM Approval of Reserved matters to be read in conjunction with outline planning permission PT06/1001/O inclusive of discharging the following associated conditions: Condition 1 Reserved Matters Condition 15 Hard and Soft Landscaping, Condition 17 Landscaping Requirements, Condition 23

Existing and proposed floor levels Condition 28 Car and Cycle Parking, Condition 41 Pylons, Environmental Statement Addendum submitted with this Reserved Matters application. Reserved Matters application for the erection of 263 dwellings and associated public open space and infrastructure on 9.63 ha of the overall 39.57 ha within the outline consent. Under consideration.

- 3.16 PT17/5873/O Land off Old Gloucester Road, East of Harry Stoke, North of the railway - Erection of up to 158no dwellings together with associated infrastructure and engineering works (Outline) with access to be determined. All other matters reserved. Approved subject to S106. 05.10.2020.
- 3.17 P19/13908/O Land at The Hoodlands, Hambrook Lane, Hambrook - Erection of 49 no. dwellings with associated works (outline) access to be determined, all other matters reserved. Under consideration.
- 3.18 P20/13948/RM Phase 1 And 2 Land At The South Of The Railway East Of Harry Stoke Bristol, Creation of strategic infrastructure including access, highways, drainage and landscaping (Phases 1 and 2) approval of reserved matters attached to outline permission PT16/4782/O. Approved 05.02.2021

#### 4. CONSULTATION RESPONSES

There has been re-consultation during the course of the application. The comments below are a summary of the key points raised throughout all rounds of consultation. Full copies of the letters received can be found of the Council's web site.

4.1 Winterbourne Parish Council

No objection.

4.2 Other Consultees

4.3 Landscape Officer

No objection.

I had no further comments provided **that sufficient water supply is** secured to the existing ponds off site.

4.4 Tree Officer

The updated Arboricultural report/method statement is satisfactory for the protection of the existing trees. Arboricultural watching briefs have been stated for works within the RPA's of existing trees.

4.5 Public Art Officer

No objection. Early engagement on public art provision requested.

There is a planning condition and S106 provision for public art in this development. As new plots are coming forward, I would request an update regarding the current plans for a public art scheme to ensure that opportunities for integration of art into the overall development are not missed.

4.6 Waste Officer

No comment. Please refer to the waste supplementary planning document for details on household waste provision and consideration.

#### 4.7 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.

The developer is to propose routes for any abnormal load movements required for the construction of this development.

An abnormal load is any vehicle or load that is over 3 meters wide, 18.75 meters long or over 40 tonnes in weight.

#### 4.8 Avon and Somerset Police

Having viewed the revised information June 2021 as submitted I note the inclusion of certain gates, and the indication of some lighting however I find the design not to have altered sufficiently in relation to the areas previously commented upon and therefore my original comments stand. The design does not comply with crime prevention through environmental design principles and is not acceptable in its current format.

#### 4.9 Urban Design

No objection. Dark grey mortar has been added. The highway adoption details have been clarified. PV details may be provided by condition. I therefore consider that the scheme has now been satisfactorily amended to meet the objectives of the DAS, NPPF and Core Strategy policy.

#### 4.10 Lead Local Flood Authority

The Flood and Water Management Team (Asset Group - Street Care) has no objection in principle to this application and recommend the approval of reserved matters relating to surface water, subject to the work being undertaken in accordance with the following revised plans and documents.

Revised plans and documents:

- 10392-P-3300 P22 (2021-07-06) LEVELS LAYOUT
- 10392-P-3302 P4 (2021-07-06) BASIN SECTIONS SHEET 2 OF 2
- 10392-P-3250 P17 (2021-07-06) DRAINAGE STRATEGY
- 10392-P-3255 P1 (2021-07-06) PLOT 115 FLOOD ROUTING PLAN
- 10392 FRA and Drainage Strategy (May 2021)

#### 4.11 Sustainable Transport

No objection. Subject to conditions.

#### 4.12 Public Rights of Way Officer

No objection. The application will affect public footpaths LSG32 and LWB14. These have been the subject of extensive discussions with the developer and the proposed diversion routes have been agreed with the PROW team. The base mapping still shows the creation of banks where the unaffected part of footpath LWB14 runs next to the SGTL, where the path currently runs along a track, and I would like to ensure that this area is remaining flat

- 4.13 Ecology  
No objection. I can confirm that the appropriate changes have been made and these plans are now acceptable from an ecology perspective.
- 4.14 Public Open Space  
No objection. Some issues regarding paths crossing POS raised and all other points addressed.
- 4.15 Self Build  
No objection, subject to queries regarding the delivery schedule for the self-build dwellings site wide.
- 4.16 Archaeology  
This site has been archaeologically evaluated and was largely negative apart from some agricultural features. As such, I do not see the need for further archaeological work and have no further comments to make on the application.
- 4.17 Housing Enabling  
No objection, subject to the affordable housing being provided in accordance with Affordable Strategy 13291/3104 Rev.O and the submitted house type drawings.
- 4.18 Environmental Policy  
No objection. Recommendations made. The proposal to reduce energy demand through improvements in fabric and ventilation heat loss is noted and supported, as is the reduction in residual emissions (regulated and unregulated) of 20% in compliance with PSP6. However, given South Gloucestershire Council's declaration of a climate emergency and pledge to provide the leadership to enable South Gloucestershire to be carbon neutral by 2030, the applicant is encouraged to go further and amend the energy strategy to:
- Achieve further reductions in heat demand through additional improvements in fabric efficiency and reduction in the air permeability rate to 3m<sup>3</sup>/m<sup>2</sup>.hr @50 Pa, and specification of mechanical ventilation with heat recovery in all units.
    - Specify renewable heating and DHW
    - Maximise the installation of roof-mounted PV
- 4.19 Environment Agency  
The Environment Agency has no objection to this Reserved Matters application. Details discussed in section 5 below.
- 4.20 Highways England  
We have reviewed the submitted documents and are satisfied that the proposed amendments are unlikely to result in an adverse impact on the safe and efficient operation of the strategic road network or the long-term integrity of its assets. As such we offer no objection to reserved matters application P20/17975/RM, as amended.
- 4.21 Bristol City Council

I confirm that Bristol City Council have no comments on the above application.

## **Other Representations**

### 4.22 Local Residents

7 letters of objection were received from 6 members of the public throughout the consultation periods. The following is a summary of the reasons given for objecting:

- Concerns of overdevelopment and urbanisation of countryside
  - Insufficient infrastructure to support development
    - Concerns over increased congestion
    - Concerns over parking
  - Concerns over development affecting Hambrook Lane
- Concerns over mess, dust, dirt and noise from lorries and construction phase
  - Concerns over noise and air pollution
- Loss of green space, public open space and dog walking routes
  - Concerns over loss of walking and leisure opportunities
- Impact on and loss of ecology including Great Crested Newts, badgers, worms, frogs, toads and other types of newts
  - Concerns over loss of habitats

### Strategic Land Partnerships

A letter was received from Strategic Land Partnerships requesting a condition be added to the RM approval at 50% occupation in relation to the provision of Access 1 to provide a link to an adjacent site within Strategic Land Partnerships' ownership.

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

5.2 East of Harry Stoke New Neighbourhood is a major development site allocated by Policy CS27 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 for a major mixed use development of up to 2,000 dwellings. Outline consent was granted on 3rd March 2020 (PT16/4782/O) for a mixed use development of 1,290 dwellings including an extra care facility; community facilities; provision of a mixed use local centre together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping. A masterplan and design code for the East of Harry Stoke New Neighbourhood were subsequently approved by the Local Planning Authority. When considering the principle of the development it is necessary to first consider compliance with the approved masterplan, design code and parameter plans, as well as conditions attached to the outline consent.

5.3 The outline consent sets the principle of development for the site as a residential parcel fronting onto the SGTL which will become the primary spine

road for the new residential development linking the Stoke Gifford Transport Link to Hambrook Lane.

- 5.4 Condition 6 of the outline permission requires that applications for the approval of the reserved matters shall be in accordance with the approved Parameter Plans, the principles and parameters set out in the Design and Access Statement (August 2018) including the Urban Design Framework, and the approved Phasing Plan to which the reserved matters application relates.
- 5.5 The proposals are on the whole accordant with the approved Design and Access Statement, the approved Geographic Masterplan and the approved parameter plans. The principle of the development is therefore, considered to be acceptable.
- 5.6 Urban Design  
Condition 8 of the outline permission excludes this phase from the requirement to submit a design code. Condition 6 requires that reserved matters should be in accordance with, *'the approved parameter plans, the principles and parameters set out in the Design & Access Statement (Aug 2018) including the Urban Design Framework...'*

Para 135 of the NPPF states that,  
*'LPAs should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme...'*

The Urban Design Framework (pg78-79 of the DAS) designates the SGTL frontage as a 'key frontage'. Text at 7.1.5, in respect of 'key frontages', states that, *"built form will enclose the public realm, including streets and landscape areas, the key frontage will be characterised by a strong, consistent build line, with more uniformity and rhythm in the scale and architectural approach of plots, and greater height/massing to provide sense of status and robust and distinctive front boundary treatment."*

In terms of the SGTL frontage, the illustrative masterplan (page 81) shows a strong rhythm of semi-detached dwellings with linking garages along this frontage. The site is divided into a series of character areas. This phase is described as the 'Hambrook Lane' character area. The DAS sets out the agreed principles and parameters (pages 124-129). Imagery and design principles in the DAS show a row of uniform houses with 'distinctive gables' and the text states that,

*"a special and distinctive architectural approach should be implemented along this frontage...", "development will consist mainly of 3 storey gable fronted semi-detached houses with 1.5-2 storey eave fronted linking elements..."*.

A strong rhythm of predominantly 3 storey gable fronted dwellings is therefore required.

The Compliance Statement submitted in support of the application summarises approved parameter plans as follows:

- “Land use parameter plan shows the Lower Hambrook area as including residential development, surrounded by landscape corridors – which form part of the wider network of connected green infrastructure for the EoHSNN. Small areas of highway infrastructure alongside or through the green infrastructure complete the site.
- Density parameter plan shows the Lower Hambrook area as including three residential density bands: higher (45–75 dwellings per hectare (dph)) fronting the SGTL Corridor; medium (30–45dph) across the majority of the area; and lower (15–30dph) adjoining the existing properties which sit along Hambrook Lane. This approach will help to encourage a varied and inclusive new community while making efficient use of land.
  - Building heights are to vary across EoHSNN to aid legibility and enhance character. As shown in the parameter plan, the scale in the Lower Hambrook area will generally be two to three storeys, while being restricted in the area adjoining existing properties to a maximum of between one-and-a-half and two storeys. This area does not include any of the four landmark buildings identified to sit within the southern site, although it will include focal buildings as local features.
- Access and movement parameter plan shows the Lower Hambrook area as being set around a secondary vehicular route. It is crossed by existing Public Rights of Way (PRoWs), which are to be accommodated within the development. It also safeguards separate connections to three parcels adjoining the site, to future-proof their future development, and provides a key pedestrian route from the residential area to the foot/cyclepath alongside the SGTL.
- Landscape parameter plan identifies the green infrastructure which will adjoin the residential areas. These include an attenuation feature within the green corridor alongside the SGTL, as well as fulfilling a number of other purposes: visual amenity; ecological benefit; and accommodating new and retained vegetation.”

### Land Use and Density

The land uses proposed are for residential development of 144 dwellings and associated landscape, play spaces and infrastructure. The land uses and densities proposed are in accordance with the approved parameter plans, with a higher density area along the key frontage facing the SGTL corridor and medium density in the centre and lower density towards the Northern edge boundary nearest to properties on Hambrook Lane. A focal apartment building is sited at the gateway to the site.

### Character

The two key areas of the Phase 1 submission referred to in the application approved in outline were the SGTL Frontage and residential body of the site. Following submission of revised plans, the strengthening of the SGTL frontage

has been achieved in line with the outline principles to create a “strong, higher density edge overlooking the landscape edge”. The formal SGTL frontage proposed with 3 storey buildings, inclusion of gable elevations, key gateway building and muted render accords with the outline parameters.

The ‘residential body’ of the site comprises the remainder of the housing area that does not directly front onto the SGTL. The tree-lined street forms the development spine and existing central retained hedgerow and mature trees are retained with an ‘organic’ form and the “building line and urban grain becoming more relaxed towards the north-west of the site”. This is in accordance with the design principles approved at outline.

### Building Heights

The proposals detail dwelling height up to three storeys along the SGTL frontage, in compliance with the Building Height Parameter plan and design guidance, with two storey dwellings across the remainder of the site and occasional two-and-a-half storey buildings within the body of the site. Two storey dwellings are sited in the Northern area of the site nearest the existing Hambrook Lane properties. The building heights are in compliance with the Building Height Parameter plan and design guidance.

The Urban Design Officer raised queries relating to the strength of the SGTL frontage, parking and layout, landscaping and use of materials. These matters were addressed through the submission of revised plans and additional details were subsequently provided.

The Design and Access Statement and parameter plans approved at outline have been complied with and the plans are considered to be acceptable by the Council’s Urban Design Officer and accordingly, the proposal is considered to be acceptable in terms of urban design.

### 5.7 Landscape, Trees and Public Open Space

Policy CS1 requires high quality design which takes account of landscape character. Policy CS2 Green Infrastructure requires existing and new green infrastructure to conserve and enhance landscape character, historical, natural, built and cultural heritage assets. CS9 requires the conservation and enhancement of landscape character, quality, distinctiveness and amenity of the landscape. Policy CS34 also has a requirement to protect, conserve and enhance the rural areas’ distinctive character, beauty, wildlife, landscape biodiversity and heritage. Policy PSP 2 requires new development to demonstrate how landscape protection and enhancement, landscape design and landscape management will be achieved.

Core Strategy Policy CS27 East of Harry Stoke New Neighbourhood identified the following design requirements for the new neighbourhood;

*“Well planned and integrated Green Infrastructure including a strategic green corridor for amenity, recreation, woodland and wildlife use along the eastern edge of the site, sustainable urban drainage and allotments in accordance with CS2 and CS24.”*



Policy CS27 also states that

*“Special attention will be required to layout, building form, scale and roofscape, architectural treatment and landscaping along ridgelines and slopes visible from the wider area.”*

The supporting text states that the

*“new neighbourhood will look outward in a retained and enhanced green setting where high quality landscaping will perform amenity, sustainable drainage, wildlife woodland and recreational functions”.*

According to the Compliance Statement submitted in support of the application follows these principles:

- *“Existing hedgerow and trees have been retained*
- *Rights of Way through the site have been maintained and enhanced where appropriate*
- *The spine (secondary) street will be tree-lined*
- *Tree species are deciduous, green-leaved and of predominantly European origin*
- *Plot boundaries are generally defined by single-species formal hedgerows*
- *A range of shrubs, grass-like plants and herbaceous species are used to create year-round interest and soften the impact of walls and add interest*
- *A limited range of mixes are used to create consistency across the site*
- *A centrally located LEAP acts as the focal point of the development and exceeds the play provision requirements of Appendix 5 of the Core Strategy*
- *The LEAP design incorporates natural materials and ecological enhancements to nestle the play area into its surroundings*
- *The formal play equipment provides a range of play experiences for children aged 3 – 12 years and incorporates inclusive equipment*
- *In addition to formal play equipment, sensory planting and open areas provide opportunities for informal play experiences”*

The Landscape Officer requested changes to the plans and additional information to address concerns relating to the reserved matters submission. Issues were identified with the Central Open Space, due to the placement of a turning head; which was satisfactorily resolved by the omission of the turning head from the open space; and disabled units were repositioned closer to the main spine road. The PROW and open space corridor was improved through layout and levels changes and amendments to the species mix along the corridor addressed the concerns raised. Along with modification of trees, reduction in block paving and realignment of the path, the issues identified with the PROW and corridor were addressed. The landscaping of the SGTL Frontage was improved through changes to the road layout, reduction in block paving, and changes to species mix in response to the landscape comments. Amendments to the land raising and earthworks, improved boundary treatments, location of the compound and street lighting were also required and addressed through revised plans.

Condition 9 of the outline consent required all hard and soft landscape works to be carried out in accordance with the approved implementation programme on land to which the reserved matter relates, or in accordance with a programme

agreed in writing with the Local Planning Authority prior to approval of the relevant reserved matters application. It is considered that condition 9 can be discharged in relation to this RM proposal.

Following the submission of revised plans, the proposals are considered to be acceptable to the Council's Landscape Officer and accordingly, the proposal is considered to be acceptable in terms of landscape.

#### Trees

The Arboricultural Method Statement (ref. 1302\_R29c), dated June 2021 submitted in support of the proposals detailing the proposed trees in the Phase 1 area were considered to be acceptable to discharge condition 11 (Tree Details) and condition 12 (Tree Protection Measures). The proposals are considered to accord with Policy PSP 3 and are considered to be acceptable by the Tree Officer, who has raised no objection. As such the proposal is considered to be acceptable in terms of tree impacts.

#### Public Open Space

The Public Open Space officer raised no objection to proposals as comments raised were addressed through the submission of revised plans. The Reserved Matters submission provides POS in accordance with the outline parameters and S106 Agreement. The proposals are considered to be acceptable in terms of Public Open Space.

### 5.8 Ecology

The detailed landscape plans were revised to respond to the ecologists' request for the inclusion of further detail around newt mitigation, landscaping and planting. The Ecological and Arboricultural Protection and Mitigation Measures and Protected Species Avoidance Measures included in the Tyler Grange reports (1302\_R24d\_SC\_HM), (1302\_R26c\_AMS) and (1302\_R23c\_SC\_MM) were previously approved through discharge of conditions attached the outline permission.

In response to ecology comments and in line with the Council's Great Crested Newt Strategy, changes were made to the landscape plans to include additional hibernacula. No objection was raised by the Ecologist and the proposals are in line with the Great Crested Newt Mitigation Strategy. As such the proposal is considered to be acceptable in terms of ecological considerations

### 5.9 Affordable Housing

#### Quantum

The affordable housing quantum has been provided in accordance with the S106 agreement (Base 22.6% AH). The application for 144 dwellings shows 22.9% (Base) 33 homes will be provided as affordable housing which is deemed acceptable. In this instance there is no requirement to deliver any "Target" Affordable homes on this phase.

#### Tenure and Type

The s106 secured a tenure split of 73% social rent, 5% affordable rent and 22% intermediate housing which in this case would generate 24 SR, 2 ART & 7 SO.

This application proposes 26 units for social rent and 7 for shared ownership. Crest has agreed to address the ART requirement imbalance on the next phases which is deemed acceptable by Enabling. The proposed mix of house types is largely in line with the S106 house type mix.

### Design

The s106 agreement requires the Affordable Homes to be built to the same high quality design standards and visually indistinguishable from the market units and in addition, Part M of the Building Regulations accessibility standards M4(2), Secured by Design Silver, Part Q Building Regulation standards and compliance with the RP Design Brief. The Compliance Statement confirms the affordable homes are either M4(2) or M4(3) compliant, in line with the outline permission. Any self-contained flats above ground floor level) will also be built to meet Building Regulations Part M4(2) standard (unless wheelchair units) as per the outline permission.

Concerns were previously raised regarding proposed staircase design and the window placement however this was raised for information purposes. Housing Enabling raised an issue of suitable/useable private amenity space for the proposed flat block and 2 bed maisonettes. Following discussion with the Urban Design Officer, in summary the gardens and amenity space are considered acceptable.

### Clustering

The S106 agreement specifies no more than 12 affordable dwellings in a cluster, clusters of flats in blocks with 3 or less storey shall:

- a) not exceed 12 affordable dwellings;
- b) not have more than 6 flats with shared access; and
- c) be of a single tenure where sharing a communal entrance

Previous concerns raised by Enabling regarding proposed clustering and number of large family properties in a cluster have largely been addressed. Plots 21-25 still propose all 3 bed properties. The applicant advised that 3 bed units are necessary here to achieve the rhythm that the Urban Design comments have sought fronting the SGTL and that no concerns have been raised with this arrangement from bidding RP's, therefore the changes were not made.

Whilst Housing Enabling is of the view this group of 3 bedroom houses should be broken up it should be noted this has been raised mainly for information purposes for the developer to be mindful that an RP might have concerns from a housing management perspective. The block of six social rented flats plots 9-14 comply with clustering requirement.

### Wheelchair Provision

The application proposes 8% of the social rented homes as wheelchair accommodation i.e. 2 x 3 bed 5 person homes (when rounded down) on plots 34 & 35. The affordable homes are either M4(2) or M4(3) compliant and the wheelchair homes on plots 34 & 35 will be built to meet Building Regulations

Part M(4)(3)(2)(a) standard as per the condition attached to the outline planning permission.

In summary, the Reserved Matters submission is considered to be acceptable in terms of affordable housing provision, in accordance with the outline permission.

#### 5.10 Self Build

Schedule 13 of the S106 requires that self-build plots are delivered across two or more phases of the overall development, therefore there is no requirement for self-build units to be delivered within Phase 1.

For all subsequent Phases after Phase 1, condition 7 requires approval for a Phasing Plan, including details of custom build dwellings, if proposed in the Phase in question.

The self-build proposals are considered to be in line with the outline requirements and are considered to be acceptable by officers in accordance with policy PSP42 and the adopted Self-build and Custom Housebuilding SPD.

#### 5.11 Sustainable Energy

PSP6 of the PSP DPD deals with energy generation and requirements for larger developments on Greenfield sites. The proposal to reduce energy demand through improvements in fabric and ventilation heat loss is noted and supported, as is the reduction in residual emissions (regulated and unregulated) of 20% is in compliance with Policy PSP6.

Further recommendations were made by the Environmental Policy Team to improve the scheme from a sustainable Energy perspective, summarised below:

- Further reductions in heat demand through additional improvements in fabric efficiency and reduction in the air permeability rate to 3m<sup>3</sup>/m<sup>2</sup>.hr @50 Pa, and specification of mechanical ventilation with heat recovery in all units.
  - Renewable heating and DHW and,
  - Maximising the installation of roof-mounted PV.

The Energy Statement is considered by officers to be acceptable, in line with the outline condition requirements, provided conditions are attached in respect of detailed design for PV and EVCP, as outlined in the conditions list at the end of this report.

#### 5.12 Waste

The information submitted relating to the Waste Management Audit is considered to be acceptable to discharge condition 14 in relation to this RM submission.

No objections were raised by the Council's Waste or Highways Officers. As such the proposal is considered to be acceptable in terms of waste management.

#### 5.13 Sustainable Transport

According to the compliance statement the,  
*“Access and movement parameter plan shows the Lower Hambrook area as being set around a secondary vehicular route. It is crossed by existing Public Rights of Way (PRoWs), which are to be accommodated within the development. It also safeguards separate connections to three parcels adjoining the site, to future-proof their future development, and provides a key pedestrian route from the residential area to the foot/cyclepath alongside the SCTL.”*

The proposals for the Phase 1 parcel are consistent with the approved Outline Consent including the approved DAS and parameter plans.

The Infrastructure Reserved Matters approved the details of Infrastructure for phases 1 and 2, including details of Hambrook Lane and the SCTL. The proposed detailed layout includes the central spine street and linked tertiary streets. The inclusion the street structure, hierarchy and dimensions are in compliance with the access and movement parameter plan and design guidance. There is a minor change proposed to the connection to the parcel to the North East, which has been “slightly relocated in response to the position of established vegetation and to help create a successful and efficient housing layout”. This change is considered to be acceptable by the Transport Officer and does not represent a significant departure from the approved parameters.

A swept path analysis has been carried out on the highway layout and the sufficiency of the layout in general for waste collection vehicles and other traffic likely to be using the road. The Refuse Collection Strategy submitted with the Reserved Matters satisfies the requirements of outline condition 19. A Stage 1 Road Safety Audit has been completed and agreed with the Highway Authority.

#### Way Finding

The Way-Finder Strategy (ref. 3125.04 rev E) dated 15.07.2021 has been assessed by officers and is considered acceptable to discharge condition 23.

#### EVCP

An Electric Vehicle Strategy was submitted with the RM to discharge Condition 25 of the Outline permission. Notwithstanding the details submitted, a condition has been attached to the Reserved Matters ensure the delivery of additional Electric Vehicle Charging Points to a number of plots where it is considered by officers that the parking spaces are sited adjacent to dwellings.

On the basis of the above considerations the proposal is accepted in transportation terms.

#### CEMP

The Construction Environment Management Plan (ref. 49642/CEMP Rev 2) dated 23/11/20 is considered to be acceptable to discharge Condition 22 of the

outline permission as far as it relates to this Reserved Matters site. Concerns were raised by members of the public regarding the CEMP, the details of this are dealt with in Section 5 under Residential Amenity.

#### PROW

Policy PSP10 (Active Travel Routes) relates to public Rights of Way and other pedestrian/cycle/equestrian routes. The policy states,

*“Existing and proposed Active Travel Routes (ATRs) will be safeguarded. Development proposals that would reduce, sever or adversely affect the utility, amenity, safety and delivery of existing or proposed ATRs will be acceptable where the developer can demonstrate that an alternative ATR of an equal or improved quality can be provided.”*

The application will affect public footpaths LSG32 and LWB14. The PRoW is retained west–east across the site, in compliance with the access and movement parameter plan and design guidance, with a proposed diversion section to tie in with the SGTJ junction crossing. These have been the subject of extensive discussions with the developer and the proposed diversion routes have been agreed with the PROW team. Any RoW route changes will be considered by the Council through a Diversion Order. Any proposed changes retaining connectivity will remain and will not be substantially less convenient or less attractive in setting, in accordance with policy PSP10.

The Public Rights of Way Officer has raised no objection and there are considered to be no outstanding material issues.

Considering all of the above matters the proposal is therefore acceptable in RoW terms and accords with Policy PSP10 of the adopted PSPDPD.

#### Other Matters

The information submitted relating to the Adoptions Plan is considered acceptable to discharge condition 33 in relation to this RM submission.

#### 5.14 Lead Local Flood Authority

A Flood Risk Assessment and Drainage Strategy (ref: 10392) dated May 2021 was submitted in line with the requirements of Condition 21 and no objection is raised in light of the revised information submitted to support the approval of Reserved Matters. The supporting information is acceptable and sufficient to discharge conditions 18 (Foul Water Drainage Strategy) and 21 (Surface Water Drainage Scheme) attached to the outline permission in respect of this RM submission.

The FRA outlines the existing drainage regime for the site.

*“From the Hydrock Ground Investigation report it has been established that the site is underlain by impermeable soils that would offer poor soakage potential therefore the proposal is to discharge to the Ham Brook watercourse. Surface water discharge rates are to be controlled to pre-development greenfield runoff rates which equate to 15 l/s in accordance with the Peter Brett Associates Land East of Harry Stoke Surface Drainage Strategy document 32700/02. An allowance of 40%*

*increase in rainfall intensity has been made within the attenuation design calculations to mitigate against the uncertainties of climate change. A SuDS maintenance strategy has been included which gives guidance on the operation, frequency and responsibilities for maintaining the drainage systems. Surface water ponding has been identified as being a potential source of residual risk, from either design exceedance or blockage, therefore the proposed development levels are to be 'flood routed' to ensure that any overland flows are managed safely. It is proposed to discharge foul water effluent from the new development into the existing public sewers adjacent the Stoke Gifford Bypass, Wessex Water will be obliged to provide capacity for the new development under the new Ofwat charging rules. It is concluded that the development at Lower Hambrook is not at risk of flooding, and through the implementation of identified mitigation measures will not increase flood risk elsewhere, the development therefore complies with the requirements of the NPPF and local planning policy."*

The revised FRA strategy should be read in conjunction with Land East of Harry Stoke Outline Application Site Flood Risk Assessment (Ref: 32700/4002/FINAL, dated 4th August 2016, PBA) and the Flood Risk Update and Surface Water Drainage Strategy (ref: 45055\_2023\_R003\_1) approved under the Phase 1 and 2 Infrastructure Reserved Matters submission.

In summary, following the grant of outline permission, testing was undertaken and it was concluded the site's geology was unsuitable for infiltration drainage techniques due to high groundwater. As a result a re-design was required, as outlined in the Phase 1 and 2 Infrastructure FRA and Phase 1 Flood Risk Assessment and Drainage Strategy (ref: 10392) dated May 2021.

Additional information in relation to drainage and flood risk including further design details were submitted to address queries raised concerning,

- the detailed design of the attenuation basin,
  - Plot 115,
  - additional micro drainage information,
  - detailed design of the attenuation basin,
- further information on the surface water drainage including arrangements around Plot 115,
  - Hambrook outfall and headwall details.

No objection has been raised by the Environment Agency, the response from the EA confirms that the proposed development remains in Flood Zone 1 and public open space is located within the floodplain as per drawing 2744-5-2-P7. Maintenance is carried out as per their proposed Landscape Management Plan. It is noted that the open space around the Ham Brook river channel will be maintained by a Management Company as specified in the Adoption Plan (3125.03B). The Environment Agency confirm that flood risk activity permits have been applied for concerning the two proposed surface water outfalls.

The proposals are considered to be acceptable by the Lead Local Flood Authority and accordingly, there are no objections in terms of drainage and flood risk.

As such the proposal is considered to be acceptable in terms of flood risk and drainage.

#### 5.15 Residential Amenity

The Phase 1 site lies behind residential properties on Hambrook Lane. The distance of development to the residential properties was assessed at outline stage and was considered acceptable. To the north, no 56 Hambrook Lane measures in excess of 50m to the new dwellings and to the north east at no 96 Hambrook Lane new dwellings are at a distance of 28m and the front windows of these units are facing onto the public highway. The closest dwellings are over 24m at the nearest point which is an acceptable distance to ensure that existing occupiers would not be adversely affected in terms of loss of privacy, natural light, outlook or overbearing impact.

Therefore, whilst the development may be visible from views from existing properties, the level of separation, as well as the retention of trees and vegetation along the boundaries and proposed landscaping is such that that the resulting impacts would not be harmful to the residential amenity of existing occupiers. The local residents and surrounding properties may be impacted in terms of residential amenity; in terms of increased traffic and noise during the construction period which is considered in detail below.

In terms of the design of the proposed dwellings and their plots, all have reasonably sized gardens, commensurate to the dwelling types to which the gardens relate, and in accordance with the spatial requirements of Policy PSP43, and all dwellings are situated within walking distance to public open space.

Concerns have been raised by local residents regarding the construction phase of the development and residential amenity. The development may cause disruption to local residents in the construction phase. Condition 10 of the outline permission requires the approval of and compliance with a Construction and Environmental Management Plan (CEMP), which has been submitted in support of the submission and is considered to be acceptable. The development would adhere to the requirements of the CEMP which would be in place to minimise disruption to residents where possible.

Given the above, the residential amenity impacts for this RM submission are considered to be acceptable in accordance with Policies PSP8 and PSP43.

#### 5.16 Other issues

Concerns were raised by local residents regarding overdevelopment, urbanisation and insufficient infrastructure to support the development. These issues are matters of principle addressed through the outline permission.

Concerns were raised by local residents over congestion and parking, the Highways Officer considers the layout of the development acceptable in transport terms and the CEMP is considered to address concerns raised in



relation to noise and pollution from the development and in the construction phase that fall under the remit of this Reserved Matters submission.

Concerns raised over access to countryside, ecology and landscaping have been considered by officers through the outline consent and the Council's ecologist and landscape officers consider the proposals acceptable.

A representation was received on the provision of access 1 and the timing of delivery of this link to the site at 10 Hambrook Lane. A condition has been added to ensure the provision of access 1 at 85% completions in line with the Crest build programme, in order to ensure that the development complies with Policy CS27 in safeguarding the ability for comprehensive delivery of the wider allocation.

#### 5.17 Consideration of likely impact on Equalities

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

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

### 6. CONCLUSION

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

### 7. RECOMMENDATION

- 7.1 The reserved matters are approved subject to the conditions set out below:

#### **CONDITIONS**

1. No dwelling hereby approved shall be constructed beyond damp proof course until samples of the roofing and external facing materials proposed to be used on all

external surfaces have been first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

2. All hard and soft landscaping works shall be carried out in accordance with the details hereby approved. The works shall be carried out prior to the occupation of the relevant part of the development or in accordance with a programme to be agreed with the Local Planning Authority prior to first occupation of any dwelling for residential purposes. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased within 5 years of the completion of the approved landscaping scheme shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size, location and species as those lost, unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of the visual amenity of the scheme and in accordance with Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted 2013.

3. Prior to occupation of any dwelling within this reserved matters parcel for residential purposes, details of the proposed PV system, including location, dimensions, design/technical specification together with calculation of annual energy generation (kWh/annum) and associated reduction in residual CO2 emissions, shall be provided in accordance with an Energy Statement to be first submitted to and agreed in writing by the Local Planning Authority.

Prior to occupation of any dwelling within this reserved matters parcel for residential purposes, the following information shall be first submitted to and agreed in writing by the Local Planning Authority:

- Evidence that the PV system has been installed as per the approved Energy Statement (e.g. a copy of the MCS installer's certificate), including exact location, technical specification and projected annual energy yield of the system (kWh/year).
- A calculation showing that the projected annual yield of the installed system is sufficient to reduce residual CO2 emissions by 20% as stated in the approved Energy Statement.

The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

4. As per the Affordable Strategy 13291/3104 Revision O, all Affordable Dwellings 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.

5. Prior to occupation of any dwelling within this reserved matters parcel for residential purposes details of Electric Vehicle Charging Points for plots 50, 51, 52, 55, 56, 57, 58, 59, 60, 63, 64, 65, 66, 83, 84, 85, 88, 89, 90, 93, 96 and 97 shall be first submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason

To promote sustainable transport, to accord with the Outline Planning Consent and East of Harry Stoke New Neighbourhood Development Framework SPD and SGC Policy CS8 and Residential Car Parking Standards SPD.

6. The access road from the Stoke Gifford Transport Link to the access point between units 144 and 115 (as shown on 10392-P-3200 Site Layout (Rev. P13), Dated 26th May 2021) hereby approved shall be provided to the site boundary and become fully operational (i.e. provided with street lighting and the carriageway surfaced to base course level and the footways to the final surface course) to provide vehicle and pedestrian access before the 122nd dwelling has been occupied for residential purposes.

Reason

To accord with the Outline Planning Consent and East of Harry Stoke New Neighbourhood Development Framework SPD and SGC Policy CS27.

7. The development must be completed exactly in accordance with the following plans:

- o 1000 A Existing Site Plan 24/05/2021
- o 1001 A Location Plan 24/05/2021
- o 2000 C Constraints and Opportunities 24/05/2021
- o 3100 Q Facing Material Strategy 05/07/2021
- o 3101 N Roof Material Strategy 24/05/2021
- o 3102 M Boundary Strategy 24/05/2021
- o 3104 M Storey Height Strategy 24/05/2021
- o 3105 O Affordable Strategy 24/05/2021
- o 3106 M Movement Strategy 24/05/2021
- o 3109 B Chimney Strategy 24/05/2021
- o 3300 BI Planning Layout 25/05/2021
- o 3600 J Street Elevations 24/05/2021
- o 3601 A Street Elevations 24/05/2021
- o 3602 A SGTL Frontage 24/05/2021
- o 3610 F Site Sections 1 of 3 24/05/2021
- o 3611 F Site Sections 2 of 3 24/05/2021
- o 3612 F Site Sections 3 of 3 24/05/2021
- o 6020.1 G 2B.4P.852 Floor Plans 24/05/2021
- o 6020.2 H 2B.4P.852 Elevations (brick) 24/05/2021

o	6020.3	A	2B.3P.852 Elevations (render)	24/05/2021
o	6021.1	H	3B.5P.1001 Floor Plans	24/05/2021
o	6021.2	H	3B.5P.1001 Elevations (brick)	24/05/2021
o	6021.6	A	3B.5P.1001 Elevations GABLE (render)	24/05/2021
o	6022.1	G	3B.5P.1297 Floor Plans	24/05/2021
o	6022.2	H	3B.5P.1297 Elevations	24/05/2021
o	6023.1	G	4B.6P.1159 Floor Plans	24/05/2021
o	6023.2	H	4B.6P.1159 Elevations	24/05/2021
o	6030.1	F	Maisonette Floor Plans	24/05/2021
o	6030.2	H	Maisonette Elevations	24/05/2021
o	6031.1	H	AH Apartment Block 1 - GF Plans	24/05/2021
o	6031.2	H	AH Apartment Block 1 - 1F Plans	24/05/2021
o	6031.3	G	AH Apartment Block 1 - 2F Plans	24/05/2021
o	6031.4	J	AH Apartment Block 1 - Elev 1	24/05/2021
o	6031.5	J	AH Apartment Block 1 - Elev 2	24/05/2021
o	6031.6	I	AH Apartment Block 1 - Elev 3	24/05/2021
o	6031.7	I	AH Apartment Block 1 - Elev 4	24/05/2021
o	6101.1	E	Hatfield Floor Plans	24/05/2021
o	6101.2	E	Hatfield Elevations (Brick)	24/05/2021
o	6101.3	E	Hatfield Elevations (Render)	24/05/2021
o	6101.6	D	Hatfield Elevations (Brick/Render)	24/05/2021
o	6103.1	D	Chesham Floor Plans	24/05/2021
o	6103.3	E	Chesham Elevations (Brick Render)	24/05/2021
o	6104.1	D	Filey V1 Floor Plans	24/05/2021
o	6104.2	D	Filey V1 Elevations (Brick)	24/05/2021
o	6104.5	B	Filey V1 Elevations (Render)	24/05/2021
o	6105.1	D	Romsey Floor Plans	24/05/2021
o	6105.2	E	Romsey Elevations (Brick)	24/05/2021
o	6108.1	D	Hexham Floor Plans	24/05/2021
o	6108.2	C	Hexham Elevations (Render)	24/05/2021
o	6108.3	B	Hexham Elevations (Brick)	24/05/2021
o	6109.1	D	Winkfield Floor Plans	24/05/2021
o	6109.2	E	Winkfield Elevations (Brick)	24/05/2021
o	6109.5	B	Winkfield Elevations (Stone Render)	24/05/2021
o	6113.1	C	Marlborough Floor Plans	24/05/2021
o	6113.3	B	Marlborough Elevations (Stone)	24/05/2021
o	6113.4	B	Marlborough Elevations (Stone/Render)	24/05/2021
o	6114.1	C	Ashstead Floor Plans	24/05/2021
o	6114.2	D	Ashstead Elevations (Brick)	24/05/2021
o	6114.3	D	Ashstead Elevations (Render)	24/05/2021
o	6115.1	C	Seaton Floor Plans	24/05/2021
o	6115.2	D	Seaton Elevations (Brick)	24/05/2021
o	6116.1	C	Dartford Floor Plans	24/05/2021
o	6116.2	D	Dartford Elevations (Stone)	24/05/2021
o	6116.3	D	Dartford Elevations (Brick)	24/05/2021
o	6117.1	A	Oxford Floor Plans	24/05/2021
o	6117.2	B	Oxford Elevations (Brick)	24/05/2021
o	6118.1	A	Buckingham Floor Plans	24/05/2021
o	6118.2	B	Buckingham Elevations (Brick)	24/05/2021
o	6118.3	B	Buckingham Elevations (Stone)	24/05/2021
o	6118.4	B	Buckingham Elevations (Stone/Render)	24/05/2021

- o 6119.1 A Windsor Floor Plans 24/05/2021
- o 6119.2 B Windsor Elevations (Stone) 24/05/2021
- o 6119.3 B Windsor Elevations (Stone/Render) 24/05/2021
- o 10392-P-3200 Site Layout (Rev. P13), Dated 26th May 2021
- o 10392-P-3205 Road Longitudinal Sections Sheet 1 of 2 (Rev. P1), Dated 3rd May 2019

10392-P-3206 Road Longitudinal Sections Sheet 2 of 2 (Rev. P3), Dated 16th March 2021

10392-P-3300 Levels Strategy (Rev. P22), Dated 6th July 2021

10392-P-3320 Principle of Technical Approval (Rev. P15), Dated 26th May 2021

10392-P-3350 Cut and Fill Schematic (Rev. P8), Dated 12th March 2021

Landscape Masterplan (ref. 5000 P9), dated 26/05/21

Landscape Proposals 1 of 6 (ref. 5001 P8), dated 24/05/21

Landscape Proposals 2 of 6 (ref. 5002 P9), dated 05/07/21

Landscape Proposals 3 of 6 (ref. 5003 P8), dated 24/05/21

Landscape Proposals 4 of 6 (ref. 5004 P8), dated 24/05/21

Landscape Proposals 5 of 6 (ref. 5005 P9), dated 26/05/21

Landscape Proposals 6 of 6 (ref. 5006 P8), dated 24/05/21

LEAP Proposals (ref. 5007 P8), dated 24/05/21

Southern Open Space Proposals 1 of 2 (ref. 5008 P7), dated 24/05/21

Southern Open Space Proposals 2 of 2 (ref. 5009 P8), dated 26/05/21

Typical Tree Pit Details (ref. 5501 P1), dated 28/05/19

Stone Pier & Railing Details (ref. 5601 P4 ), dated 17/09/20

Typical Planting Materials (ref. 5701 P1), dated 28/05/19

Typical Hard Materials & Furniture (ref. 5702 P3), dated 17/09/20

Landscape Strategy (ref. 5703 P7), dated 26/05/21

Timber Knee Rail Details (ref. 5603 P2), dated 24/05/21

Landscape, Drainage & Lighting Coordination (ref. P570 P4), dated 26/05/21

Street Lighting and Electrical Requirements S38 (ref. SLD-439-001 rev C), dated 05/05/21

Landscape Management and Maintenance Plan (ref. LM-0001 P2), dated 24/05/21

Waste Management Audit, dated March 2021

Refuse Strategy (ref. 3107 rev M), dated 24/05/21

10392-P-3250 Drainage Strategy (Rev. P17), Dated 6th July 2021

10392-P-3251 Drainage Details Sheet 1 of 2 (Rev. P2), Dated 11th June 2021

10392-P-3252 Drainage Details Sheet 2 of 2 (Rev. P1) Dated 11th June 2021

10392-P-3255 Plot 115 Flood Routing Plan (Rev. P1), Dated 6th July 2021

10392-P-3301 Basin Sections Sheet 1 of 2 (Rev. P7), Dated 11th June 2021

10392-P-3302 Basin Sections Sheet 2 of 2 (Rev. P4), Dated 6th July 2021

10392 Flood Risk Assessment and Drainage Strategy Report (Rev. A), Dated May 2021

10392 Hambrook Condition Survey (Rev. A), Dated March 2021

- o Net 1 2020 Planning.mdx (WinDes file), Dated 11th June 2021 + Printout  
(10392-P-Net 1 Planning WinDes Calculations, Dated 11th June 2021)

Wayfinder Strategy (ref. 3125.04 rev E), dated 15.07.21

EV Charging Strategy (ref. 3108 rev H), dated 24/05/21

Adoption Plan (ref. 3125.03 rev D), dated 05.07.21

Reason

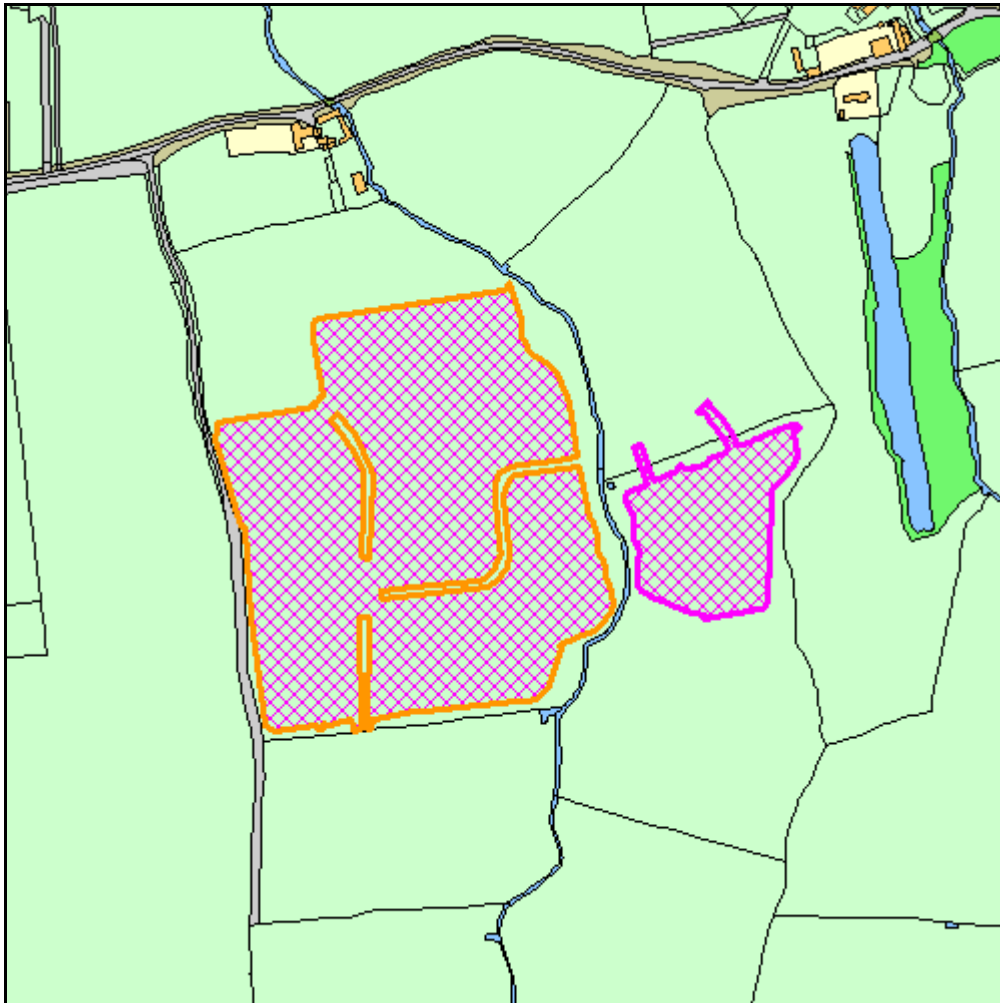
In the interests of completeness.

**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015 POSITIVE AND PROACTIVE STATEMENT:** In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following way: by negotiating with the applicant such that subject to conditions the proposal is considered to amount to sustainable development and is approved in line with the National Planning Policy Framework.

**Case Officer: Catherine Loveday**  
**Authorising Officer: Eileen Paterson**

**CIRCULATED SCHEDULE NO. 36/21 -10th September 2021**

<b>App No.:</b>	P20/23028/RVC	<b>Applicant:</b>	Barratt David Wilson South West
<b>Site:</b>	Parcels PL17A, PL17B, PL18A, PL18B And PL21 North Yate New Neighbourhood Yate South Gloucestershire	<b>Date Reg:</b>	24th November 2020
<b>Proposal:</b>	Variation of condition 16 attached to permission P19/2525/RM as added by P20/20119/NMA to amend the approved plans and to add an additional condition for affordable housing. P19/2525/RM- Proposed erection of 229 residential dwellings and their associated roads, drainage, landscaping, garaging and parking to include reserved matters of appearance, layout, scale and landscaping. Approval of reserved matters attached to permission PK17/4826/RVC (formerly PK12/1913/O) Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), extra care housing (Use Class C2), 4.63 hectares of employment land (Use Class B1,B2) provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Outline application including access with all other matters reserved.	<b>Parish:</b>	
<b>Map Ref:</b>	371213 184973	<b>Ward:</b>	
<b>Application Category:</b>	Major	<b>Target Date:</b>	22nd February 2021



© South Gloucestershire Council 2007.all rights reserved.  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
100023410, 2008. **N.T.S.** **P20/23028/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.

## **INTRODUCTION**

This application appears on the circulated schedule because an objection has been received from Yate Town Council, which is contrary to the officer recommendation.

## **1. THE PROPOSAL**

- 1.1 The previously granted planning consent P19/2525/RM was for the erection of 229 residential dwellings and their associated roads, drainage, landscaping, garaging and parking to include reserved matters of appearance, layout, scale and landscaping. The application seeks consent to vary condition 16 attached to P19/2525/RM by virtue of P20/20119/NMA to make minor amendments to the layout of the parcel and to add an additional condition to ensure that affordable housing is built to building regulations M4(2) accessibility standards. Condition 16 comprises the approved plans list.
- 1.2 The application site relates to parcels PL17A, PL17B, PL18A, PL18B and PL21 in the North Yate New Neighbourhood. These parcels are in the fourth phase of development according to the approved phasing plan. The site is approximately 6.3 hectares in area and slopes down gradually from south to north. The site falls gradually from west to east to the stream corridor and then rises steeply to the east on the opposite side of the stream corridor. Mature hedgerow and hedgerow trees are located around the edges of the parcels. These hedges mark the former boundaries of field parcels and also follow the stream corridor which crosses through the site. A number of trees are located within the site, all of which are to be retained within public open space areas.
- 1.3 Infrastructure, including attenuation basins to the southeast and the primary and secondary roads, already have consent under the approved infrastructure application: PK18/1656/RM.

## **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework Jul 2021  
National Planning Policy Guidance
- 2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013  
CS1 High Quality Design  
CS2 Green Infrastructure  
CS4a Presumption in Favour of Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility  
CS9 Managing the Environment and Heritage  
CS16 Housing Density  
CS17 Housing Diversity  
CS18 Affordable Housing



CS30 Yate and Chipping Sodbury  
CS31 North Yate New Neighbourhood

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

PSP1 Local Distinctiveness

PSP2 Landscape

PSP3 Trees and Woodland

PSP6 Onsite Renewable and Low Carbon Energy

PSP8 Residential Amenity

PSP10 Active Travel Routes

PSP11 Transport Impact Management

PSP16 Parking Standards

PSP17 Heritage Assets and the Historic Environment

PSP19 Wider Biodiversity

PSP20 Flood Risk, Surface Water and Watercourse Management

PSP21 Environmental Pollution and Impacts

PSP37 Internal Space and Accessibility Standards for Affordable Dwellings

PSP43 Private Amenity Space Standards

PSP47 Site Allocations and Safeguarding

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)

The South Gloucestershire Residential Parking Standards SPD (adopted)

Waste Collection: Guidance for New Developers SPD (adopted)

Extra Care and Affordable Housing SPD (adopted)

**3. RELEVANT PLANNING HISTORY**

- 3.1 PK10/042/SCO, Scoping Opinion for a proposed mixed-use site approximately 104ha in North Yate.
- 3.2 PK12/1913/O, Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), extra care housing (Use Class C2), 4.63 hectares of employment land (Use Class B1,B2) provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Outline application including access with all other matters reserved. Approved on 17th July 2015.
- 3.3 PK15/5230/RVC, Variation of condition 41 of Planning Permission PK12/1913/O to change the proposed wording which related to the need for an Energy Statement and energy targets. Approved on 6th May 2016.
- 3.4 PK16/2449/RVC, Variation of condition 12 attached to planning permission PK12/1913/O to allow for a programme for archaeological investigations across the site. Approved on 15th August 2016.
- 3.5 PK17/0039/NMA, Non-material amendment to Condition 19 of PK16/2449/RVC (Outline planning permission for the North Yate New Neighbourhood) to reflect

the updated phasing plan submitted pursuant to Condition 4. Approved on 23rd February 2017.

- 3.6 PK17/4826/RVC, Variation of conditions 12, 19 and 41 attached to outline planning permission PK12/1913/O to rationalise and validate amendments to conditions previously granted under application reference numbers PK15/5230/RVC, PK16/2449/RVC, and PK17/0039/NMA. Permitted 27th November 2017.
- 3.7 P19/2525/RM, Proposed erection of 229 residential dwellings and their associated roads, drainage, landscaping, garaging and parking to include reserved matters of appearance, layout, scale and landscaping. Approved on 16<sup>th</sup> September 2019.
- 3.8 P20/20119/NMA, Non Material Amendment to condition all of the plans from planning application P19/2525/RM. Approved on 29<sup>th</sup> October 2020.

#### **4. CONSULTATION RESPONSES**

##### **4.1 Yate Town Council**

Assume no change in affordable housing numbers, as indicated by the Housing enabling officer, and do not object to the plot numbers changing, but would strongly object to any reduction in affordable housing levels.

- Concerned about vehicle tracking pinch points, particularly as this only deals with refuse vehicles and elsewhere in Ladden Garden Village (LGV) we have encountered problems with other delivery vehicles not being able to get through - here we are particularly concerned about the access to plots 435-445 where even for refuse vehicles, and even with perfect parking of other vehicles access is extremely tight. Also 390 - 402 where access for large vehicles requires reversing on a bend and junction on the main road of the estate for vehicles to get into the development - and also 280 - 284 where the tracking shows vehicles having to actually go onto the pavement and grass verge on one of the roads to turn into the refuse collection / delivery access of these plots.
- We Object Strongly to the lack of pavements and street lighting in the 390-402 area where children will have to walk past up to 8 houses with no lighting before they get to a pavement, and are particularly worried about the properties from 435 to 472 as even when pedestrians eg children get out of the courtyard of lots 435-445 the north south roadway does not have pavement at all, from the north by plot 425 all the way down to the other end by plot 47. So children coming out of the properties either side of that or the side roads, to the east will have to walk ON THE ROAD past 20 or more properties before they got to a road with a pavement. The vehicle tracking shows that there is very very little room for passing vehicles and no safe space for pedestrians. If this is also not lit it is a recipe for disaster. All properties must have a safe pedestrian route that is lit and clearly distinguished from vehicular space to ensure safety of pedestrians, e.g. walking to school in the winter.
- We object strongly to the provision for houses fronting the main roads to have car parking spaces side by side with narrow gaps between the properties which

limit visibility and will result in dangerous reversing on or off the main roads, including on bends.

- We object to the shortage of visitor parking. Only 45 are being provided for 229 properties. This is well below all current experience of the demand for visitor parking.

We repeat our earlier comments:

- Request electric charging points to be included for blocks with parking lots or garages that are not adjoining the property as otherwise these residents will be unable to switch to electric vehicles.
- Continue to be unhappy about the management company ownership of open spaces.

#### 4.2 Affordable Housing Officer

There appears to be no changes to the actual affordable housing units on this scheme from our previous comments in April and May 2021, however the parking arrangements for plots 390-398 have been amended and show parking for plot 395 located at the end of the rear garden for plot 387. This does not seem ideal however Enabling will refer to the planning officer for their view of this revision as it is not clear if there are constraints that make this the most suitable option for the proposal.

The current version of the Affordable Housing Masterplan (version 20) shows previous proposed numbers of dwellings on this parcel and will need to be updated to reflect the amended proposal.

Should the planning officer agree that S73 is the appropriate method for securing the condition with regard to part M of the Building Regulations accessibility standard then a condition is recommended.

#### 4.2 Crime Prevention Design Advisor

Having viewed the information as submitted in relation to the variation the plans and information have no bearing on the applications ability to comply appropriately with crime prevention through environmental design principles.

#### 4.3 Coal Authority

The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

#### 4.4 Conservation Officer

No comment

#### 4.5 Drainage Officer

The LLFA has No Objection to this 'Variation of Condition' application providing the development is constructed in accordance with the following revised plans which are acceptable.

- 4.6 Public Art Officer  
No comment. Plan agreed for public art for the whole development.
- 4.7 Public Rights of Way Officer  
The planning layout for this application indicates that the existing active travel route adopted public highway that runs north south in this development will be affected by the road crossing being built for the construction of these plots - this is protected and safeguarded for its amenity, utility and safety by Policies sites and places PSP 10 therefore PROW submit an objection to this application until a clear plan detail is submitted for the crossing point to ensure the safety of the users of this minor highway. This minor highway is one of the primary active travel connections to the countryside to the north of the development so will be well used and appreciated by the local residents and must be safeguarded.
- 4.8 Sports England  
Sport England has no further comment to make on this particular application. Please refer to our previous responses.
- 4.9 Highway Structures Officer  
No comment
- 4.10 Transportation DC Officer  
From the Parking Matrix as submitted, it is noted that one of the flats on the site (i.e. unit no. 280) is without any parking. Is this the case or there is an error in parking numbers and allocation? As a point of clarification and in accordance with the council's parking standards, there is a requirement for one parking space for each one-bed dwelling/flat. In this context therefore, the applicant is requested to amend the parking layout for this apartment block to ensure parking compliance with SG council parking standards. Otherwise, we transportation development control, there is no objection to this application.

### **Other Representations**

- 4.11 Local Residents  
No comments received

## **5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
The application seeks planning permission to vary condition 6 attached to the previously approved consent P19/2525/RM through the non-material amendment application P20/20119/NMA. 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.
- 5.2 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.

- 5.3 The proposal seeks to make changes to the previously approved layout of the scheme and to add a condition to ensure that the affordable units are constructed to building regulations part m4(2) accessibility standard. Therefore, visual amenity/landscaping, residential amenity, transportation and affordable housing are the most relevant matters to consider under this application.
- 5.4 Visual Amenity/Landscaping  
The amendments proposed by the developer have been discussed with the Council's Landscape and Urban Design Officers in meetings; and revised plans have been submitted to address issues raised. The following changes are proposed:
- Layout changes to the eastern most parcel
  - Plots 382-388 - change to orientation/layout and housetypes;
  - Plots 378-381 - provide longer rear gardens;
  - Parking spaces and garage of 146 relocated out of POS and away from a tree
  - Plots 460-462 – change to housetypes
  - Block 279-284 – relocation of bin store and reconfiguration of parking
  - Plots 418/419 – three storey units proposed
  - Softening of rear parking courts with additional hedge and tree planting
  - Additional trees added to streets between rows of car parking spaces
- 5.5 With regards to the proposed change to the layout to the eastern edge of PL21, the road layout and the position of dwellings has been reconfigured so that there is more open space and less hard surfacing than the originally approved layout. In addition, more properties benefit from an outward looking aspect towards green infrastructure compared to the original layout. The additional green space is located on the southern edge of the parcel and provides room for tree planting. Adoptable roads, which originally extended through the middle of the parcel and to the eastern edge have been reduced in length and private drives with block paving have been introduced to provide a low key character to these areas. The layout has been made more efficient by replacing double garages, originally proposed, with single garages, which allows an additional two units to be provided. The layout changes also ensure a more comfortable relationship with the PROW to the north with good levels of overlooking and surveillance created by properties fronting onto the route.
- 5.6 Other smaller changes have been made to rows of hard surfacing for car parking and parking courts to introduce more tree planting to these areas to improve their visual amenity. The parking and bin and cycle store associated with apartment block 279-284 has also been reconfigured so that a larger and more useable area of communal space is provided for residents on the western side of the block.
- 5.7 The other changes proposed are minor in nature and will not bring about any issues in respect of visual amenity.

#### 5.8 Residential Amenity

It is not considered that any of the amendments proposed will introduce any adverse residential amenity issues. Windows on the rear gable of apartment block 279-284, whilst directly facing and adjacent to the flank garden boundary of plot 285 directly south, serve a communal stairwell and lobby; therefore, it is not considered that there would be a significant adverse effect on the privacy of occupiers of plot 285. The proposal would improve the amenity of garden areas of affordable plots 378-381 compared to the originally proposed scheme as amendments have increased the length and size of the rear garden areas. Accordingly, there are no objections in respect of residential amenity.

#### 5.9 Transport

The proposal is very similar to the original scheme that already has approval in transportation terms. Plot 257 has been reconfigured so that the parking and access is to the front of the property rather than the rear, which will provide a more secure and satisfactory arrangement. In addition, the plans now propose vehicular parking for plot 280, which addresses concerns raised by the Highway Authority. The objection raised by Yate Town Council regarding vehicles having to reverse onto the highway is noted. However, this arrangement has already been accepted by virtue of the masterplan, design code, and the reserved matters applications for residential development approved at the NYNN so far. The roads in the NYNN are very low speed (20mph or less) and it is not considered that vehicles reversing onto the highway will result in highway safety issues. Accordingly, there are no objections on this basis.

- 5.10 Objections made by Yate Town Council regarding vehicle tracking, refuse collection arrangements and pedestrian safety given the use of shared surface streets without pavements are noted. However, the vehicle tracking, refuse collection arrangements and street design are largely the same as the scheme that has already been approved by the Local Planning Authority. In addition, no objections have been received from the Council's Transportation Officer on this basis. The refuse storage building for block 279-284 has been moved west to the front of the curtilage such that collection would be from the street rather than refuse vehicles having to drive into and manoeuvre within the car park area, which is considered to be an improvement over the approved scheme. Although many of the roads within the parcels are shared surface in nature, they will still be adopted by the Council and will be required to be constructed to adoptable standards, high street lighting to the necessary standards and will undergo various safety audits under the S.38 highway adoption process. A condition in respect of a scheme of street lighting has been attached (condition 1) to ensure that lighting columns do not conflict with the location of street trees. No electric vehicle charging points are proposed, and whilst there is no condition on the outline decision notice to cover their provision in this scheme, there are certain matters that require careful consideration. Firstly, since the original application was determined, the Council has declared a climate emergency. Therefore, Core Strategy policy CS8, which encourages provision of electric charging points in development proposals is considered to hold a greater level of weight, as the provision of electric charging points would assist with the Council's pledge to be carbon neutral by 2030. The developer was requested to provide electric charging points under this application; however,

they confirmed that they have commenced build out of the scheme, under the original consent, and some plots have now been transferred to occupiers. Therefore, a condition to secure the provision of car charging points would not pass the strict tests for applying a condition set out under in this instance in terms of being a condition that is enforceable.

#### 5.11 Affordable Housing

No changes are proposed to the affordable housing units on the scheme. An amendment is proposed to the car parking layout of plots 390-398 in order to provide more space to the footpath west of plot 388 for landscape planting in the interests of the visual amenity of the route; the parking provision is considered acceptable and there is no objection on this basis. It will be necessary for the current version of the Affordable Housing Masterplan, which shows the previous number dwellings for this parcel to be updated to reflect the amended proposal. An informative note is attached to bring this to the attention of the developer. A condition is attached to ensure that the affordable units meet building regulations M4(2) standard.

#### 5.12 Public Right of Way

The comments from the Council's Public Rights of Way Officer are noted. Applications to divert a footpath may be made under Section 257 of the Town and Country Planning Act 1990, where it is necessary to allow development to be carried out. An application to formally divert the affected footpath (LYA/45/20) has been submitted P21/03825/FDI, which clearly identifies the route of the existing footpath and the proposed diverted route. The footpath would extend along the northern edge of parcel of PL21 within a dedicated 2m wide pavement where it would turn north towards a secondary street. Although outside the application red edge and the scope of the application, the footpath diversion application shows the diversion crossing the secondary street at a point where there are dropped kerbs and tactile paving. The design of the crossing and matters relating to safety will be further considered under the S.38 highway adoption process. Accordingly, there are no objections on this basis.

#### 5.13 Conditions

As this S.73 application would produce a new decision notice to supersede the original, conditions have been reviewed and updated where necessary. Most of the original conditions have been carried over to this new application; however, condition 1 has been updated in view of the fact that development has commenced and occupations have taken place; conditions 4-8 have been updated to refer to plans and information previously submitted to discharge the conditions. Condition 13 (bin muster points) has been updated to refer the revised plot numbers. Condition 16 has been updated to refer to the revised plan list. Condition 17 has been added in relation to building regulation M4(2) standard.

#### 5.14 Other Matters

The objection from Yate Town Council regarding the principle of management and maintenance of public open space by a private management company is noted. However, this issue is outside the scope of the matters to be considered under this reserved matters application as the management and maintenance provisions of open space at the North yate New Neighbourhood are controlled

by the S106 agreement attached to the outline consent. Accordingly, there are no objections on this basis.

#### 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. This planning application it is considered to have a neutral impact on equality.

### 6. CONCLUSION

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

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

### 7. RECOMMENDATION

7.1 Reserved Matters Consent is GRANTED subject to the following conditions.

#### **CONDITIONS**

1. Within 3 months of the date of this consent, details of street lighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

#### Reason

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

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

#### Reason

In the interests of the character and appearance of the area, and to accord with policy PSP2 of the South Gloucestershire Local Plan Policies Sites and Places Plan



(adopted) November 2017; and policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

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

Reason

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

4. The development shall be carried out in accordance with the external facing materials approved by the Local Planning Authority under application DOC19/00341 on 24th March 2020 unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

5. The development shall be carried out in accordance with the sample of stonework approved by the Local Planning Authority under application DOC19/00341 on 24th March 2020 unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

6. The development shall be carried out in accordance with the sample of brickwork and the details approved by the Local Planning Authority under application DOC20/00334 on 12th November 2020 unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

7. The development shall be carried out in accordance with the detailed design plans approved by the Local Planning Authority under application DOC19/00340 on 7th April 2020.

Reason

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

8. The development shall be carried out in accordance with the sample panels of render approved by the Local Planning Authority under application DOC19/00341 on 24th March 2020 unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

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

Reason

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

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

Reason

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

11. No development (including any site clearance or demolition works or new tree planting) shall take place within the Root Protection Area (RPA) of any tree at the site until an Arboricultural Method Statement (AMS) has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the agreed Arboricultural Method Statement. For the avoidance of doubt the AMS shall include the construction of any hard surface or excavation, to accord with no dig principles/construction, within the Root Protection Area of trees.

Reason

To safeguard the trees on site and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013 and PSP3 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017

12. All works within the Root Protection Area (RPA) of any tree on the site shall be undertaken under the watching brief of an Arboricultural Clerk of Works.

Reason

To safeguard the trees on site and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013 and PSP3 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017

13. Notwithstanding the details submitted, the bin muster points serving plots 275-278, 399-403 and 296-298 shall either be moved outside of public open space areas or a scheme of landscape planting to screen the muster areas shall be submitted to and agreed in writing by the Local Planning Authority prior to the construction of the relevant bin muster point. Development shall be carried out in accordance with the agreed details.

Reason

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

14. No dwelling shall be occupied until fire hydrants have been installed at the site in accordance with the locations indicated by the Avon Fire and Rescue response received on 19th March 2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

15. Notwithstanding the details submitted, external parking spaces to the side/between flank walls of dwellings shall be a minimum width of 3 metres.

Reason

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

16. Development shall be carried out in accordance with the following plans:

General layout, 0642-8-E-01 K

Contours and finished floor levels, 0642-8-E-02 K

Main drainage, 0642-8-E-03 K

Exceedance flow routes, 0642-8-E-04 K

Longitudinal sections, 0642-8-E-05-1 G

Longitudinal sections sheet 2, 0642-8-E-05-2 A

Adoptable highway construction details (sheet 1), 0642-8-E-06-1 A

Adoptable highway construction details (sheet 2), 0642-8-E-06-2 A

Drainage details, 0642-8-E-07

Drainage area plan network 1, 0642-8-E-08 L

Drainage area plan network 4, 0642-8-E-09 K

Site sections, 0642-8-E-10 B

Received on 1st July 2021

Planning layout, 0642-8-R1-102 C

Street scenes, 0642-8-R1-103 B

External works layout, 0642-8-R1-104-1 C

External works layout, 0642-8-R1-104-2 C

External works layout, 0642-8-R1-104-3 C

External works layout, 0642-8-R1-104-4 C

Vehicle tracking layout, 0642-8-R1-105-1 B

Vehicle tracking layout, 0642-8-R1-105-2 B

Adoption plan, 0642-8-R1-107 C

Materials layout, 0642-8-R1-108 E

Building heights layout, 0642-8-R1-110 C

Refuse strategy layout, 0642-8-R1-111 C

Bin and cycle store, 0642-8-R1-114 A

Housetype booklet, 0642-HTB-R1 Issue 3

Parking matrix, 0642-R1-PH4 -ISSUE 3

Re-Plan Soft Landscape Proposals, GL0888 08B

Re-Plan Soft Landscape Proposals, GL0888 09B

Re-Plan Soft Landscape Proposals, GL0888 10B

Re-Plan Soft Landscape Proposals, GL0888 11B  
Re-Plan Soft Landscape Proposals, GL0888 12B  
Received on 14th June 2021

Reason

For the avoidance of doubt.

17. All Affordable Dwellings shown on the approved Planning Layout plan 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. Where Wheelchair units are identified on the approved planning layout these units will be constructed to meet South Gloucestershire Council's Specification Requirements for Wheelchair Units.

Reason

To ensure inclusive design access for all in accordance with Policy CS1 of the South Gloucestershire Council Local Plan Core Strategy (adopted) December 2013.

**Case Officer: Jonathan Ryan**

**Authorising Officer: Eileen Paterson**

**CIRCULATED SCHEDULE NO. 36/21 -10th September 2021**

<b>App No.:</b>	P21/01171/F	<b>Applicant:</b>	Ms Eleanor Ager
<b>Site:</b>	The Little House Beckspool Road Frenchay South Gloucestershire BS16 1ND	<b>Date Reg:</b>	11th March 2021
<b>Proposal:</b>	Installation of side and rear conservation rooflights and 1no. replacement side window to facilitate conversion of coach house loft space to additional living accommodation (retrospective)	<b>Parish:</b>	Winterbourne Parish Council
<b>Map Ref:</b>	364019 177600	<b>Ward:</b>	Frenchay And Downend
<b>Application Category:</b>	Householder	<b>Target Date:</b>	5th May 2021



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **P21/01171/F**

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

## **INTRODUCTION**

The application has been referred to the Circulate Schedule due to the concerns raised by the Parish Council, although it is noted that the Parish Council have not expressly stated that they have an objection to the proposal.

### **1. THE PROPOSAL**

- 1.1 The application seeks full retrospective planning permission for the installation of side and rear conservation rooflights and 1 no. replacement side windows to facilitate a conversion of loft space within the Coach House to provide home working study space for the Little House Beckspool Road, Frenchay. The Little House (including the Coach House) is an ancillary building to The Old House, which is a grade 2 listed Georgian mansion. The applicant has sold the Old House, and moved into the Little House having retained the first floor flying freehold to the Coach House. The first floor area is currently used a storage area.
- 1.2 The site is situated within a conservation area, and the building is also a statutory listed building, therefore a listed building application P21/01172/LB was submitted for the proposed works. During the course of the application, a revised proposal was submitted to address the Council's Conservation Officer's concerns regarding the size and number of roof-lights and the proposed adaptation of the existing window openings. In addition, a block plan was submitted to show the parking arrangement. The Council Conservation Officer and the Highway Officer have reviewed the revised drawings and both officers are satisfied with the submitted details. Therefore, the application is determined on this basis.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework July 2021  
National Planning Practice 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
CS9	Managing the Environment and Heritage

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

PSP1	Local Distinctiveness
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages
PSP34	Private Amenity Standards

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Householder Design SPD (Adopted) 2021  
Residential Parking Standards SPS (Adopted) 2013

### **3 PLANNING HISTORY**

- 3.1 PT15/0648/F (Little House) Erection of single storey side and rear extension, internal and external alterations to form additional living accommodation. Demolition of existing garage. Raising of rear boundary wall. Approved 21.08.2015
- 3.2 PT18/2436/F (The Old House) Erection of single storey infill extension to courtyard to form additional living accommodation. Approved 19.07.2018
- 3.3 PT06/3463/F  
Refusal (15.01.2007)  
Conversion of existing garage and workshop of Coach House to residential accommodation. Erection of single storey rear extension to form garage, kitchen/dining area and sitting room to The Little House.

### **4. CONSULTATION RESPONSES**

Parish Council – No objection. The Parish Council have concerns over parking now the building has been split.

Historic England – Do not wish to offer any comments, suggested to seek the views of the specialist conservation and archaeological advisors.

Listed Building and Conservation Officer – No objection to revised proposal.

Highway Officer – No objection as additional information has been provided.

Arboricultural Officer - No comments / objection

### **5. ANALYSIS OF PROPOSAL**

#### **5.1 Principle of Development**

The application stands to be assessed against the above listed policies and all material considerations. Of particular importance is the impact of the development on the setting of the conservation area and the conservation area, its impact on residential amenity and highway and provision of off-street parking.

## 5.2 Policy considerations

Policy CS1 and PSP1 state that development proposal will be acceptable where the proposals demonstrate an understanding of, and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area / locality. In addition, Policy CS8 and PSP11 would be relevant in terms of highway safety. It is important to consider the proposal against CS9 and PSP17 which to protect, enhance or better reveal the significance of heritage assets and their settings. In this instance, given the nature of the proposal, there is no in-principle objection subject to the following consideration.

## 5.3 Design, Visual Amenity and Heritage assessment

The principle of conversion of the coach house to ancillary domestic use was previously accepted in 2006, although the configuration of the internal ground floor differed from that submitted as part of this application. The outcome of this previous proposal; a habitable space in the attic accessed by an internal staircase will not change under the current application, therefore there is no objection to the principle of this application.

5.4 Regarding the fenestration design, the Conservation Officer raised a concern about the number of rooflights into what is a relatively prominent roof when viewed from the roadside and the detailed design of the new windows. To address these concerns, the applicant submitted a revised proposal to reduce the number of rooflights and to change the detailed design of the window. Internally, a new staircase has already been installed and the proposal seeks to regularise this. The work is set to the back of the existing garages and does not affect their use or external appearance, nor their contribution to the character and significance of the building. As noted above, re-use of this space was previously acknowledged as being acceptable from a heritage perspective, with a similar means of access via the roadside garage. Also, the addition of insulation to the roof will not impact on the external appearance of the building and will maintain visibility of the principle trusses and purlins which is acceptable. In summary, the proposed use of the building is acceptable in principle, the revised details regarding the rooflights are also acceptable. Therefore, the proposed scheme can be supported on the basis that the proposed would not result in an unacceptable impact upon the heritage assets and their setting.

## 5.5 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 is to convert the loft space of the coach house to additional living accommodation, no extension is proposed to increase the size or the height of the host building. In addition, the new rooflights would be installed near the ridge of the host building, as such, it would not have an unreasonable overlooking impact upon the neighbouring properties. The proposal has been carefully assessed and has found to be in compliance with these policies.

## 5.6 Transport

Policy PSP38 of the Policies, Sites and Places Plan sets out the Councils parking standards. This planning application seeks retrospective permission to convert the loft



space of the Coach House into ancillary residential accommodation for the Little House. This site is located within an existing built-up area, hence this proposal will be fully compliant with the locational requirements of Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places document. In terms of parking provision, the applicant submitted a plan showing existing parking arrangements are adequate. Consequently, there is no highway or transportation objection to the proposal.

5.7 Landscape and Arboriculture

The site is situated within a conservation area. Given that the proposal would not adversely affect the existing landscape features, there is no objection in this regard.

5.8 Equalities

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

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

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

7.1 That the application be **APPROVED** subject to the following conditions:

**CONDITIONS**

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

Reason

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

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

Existing and Proposed Ground Floor Plan, Drawing no. LH/01

Existing Elevations, Drawing no. LH/06

Existing First Floor Plan, Drawing no. LH/02

Existing Roof Plan, Drawing no. LH/03

Large Scale Plan (Floor Structure), Drawing no. LH/10

Proposed Details, Drawing no. LH/11

Proposed Sections, Drawing no. LH/08, all received by the Council on 3 March 2021,

Site location plan and Block plan, received by the Council on 10 March 2021

Part Plan showing Drive / parking provision, Drawing no. LH/P10,

Proposed First Floor Plan, Drawing No. LH/04, Revision A May 2021

Proposed Roof Plan, Drawing no. LH/05 Rev A May 2021

Revised Casement Detail, Drawing no. LH/09 Rev A May 2021, all received by the Council on 6 May 2021.

Reason

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

**Case Officer: Olivia Tresise**

**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 36/21 -10th September 2021**

<b>App No.:</b>	P21/01172/LB	<b>Applicant:</b>	Ms Eleanor Ager
<b>Site:</b>	The Little House Beckspool Road Frenchay South Gloucestershire BS16 1ND	<b>Date Reg:</b>	11th March 2021
<b>Proposal:</b>	Application to retain the works carried out for the creation of softwood staircase to Coach House, installation of side and rear conservation rooflights and 1no. replacement side casement window to facilitate conversion of loftspace to additional living accommodation.	<b>Parish:</b>	Winterbourne Parish Council
<b>Map Ref:</b>	364019 177600	<b>Ward:</b>	Frenchay And Downend
<b>Application Category:</b>	Minor	<b>Target Date:</b>	5th May 2021



© South Gloucestershire Council 2007. all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. N.T.S. P21/01172/LB

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

## **INTRODUCTION**

The application has been referred to the Circulate Schedule due to the concerns raised by the Parish Council, although it is noted that the Parish Council have not expressly state that they have an objection to the proposal.

### **1. THE PROPOSAL**

1.1 The application seeks listed building consent to retain the works carried out for the creation of softwood staircase to Coach House, to install side and rear conservation rooflights, replace 1no. side casement window to facilitate conversion of loft space to additional living accommodation. The Little House (including the Coach House) is an ancillary building to The Old House, which is a grade 2 listed Georgian mansion. The applicant has sold the Old House, and moved into the Little House having retained the first floor flying freehold to the Coach House. The first floor area is currently used a storage area.

1.2 An associated planning application, P21/01171/F was also submitted for the proposed works. During the course of the application, a revised proposal was submitted to address the Council's Conservation Officer's concerns regarding the size and number of roof-lights and the proposed adaptation of the existing window openings. The Council Conservation Officer is satisfied with the submitted details. Therefore, the application is determined on this basis.

### **2. POLICY CONTEXT**

2.1 National Guidance  
National Planning Policy Framework July 2021

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS9 Managing the Environment and Heritage

South Gloucestershire Local Plan: Policies, Sites and Places Plan  
Development Plan Document (adopted November 2017).

PSP17 Heritage Assets and the Historic Environment

### **3 PLANNING HISTORY**

3.1 PT15/0649/LB (Little House) Erection of single storey side and rear extension, internal and external alterations to form additional living accommodation. Demolition of existing garage. Raising of rear boundary wall. Approved 07.09.2015

- 3.2 PT18/2435/LB (The Old House) Erection of single storey infill extension to courtyard to form additional living accommodation with associated internal works. Approved 19.07.2018
- 3.3 PT06/3468/LB Conversion of existing garage and workshop of Coach House to residential accommodation. Erection of single storey rear extension to form garage, kitchen/dining area and sitting room to The Little House. Demolition of existing garage, external and internal alterations. Refusal 15.01.2007
- 3.4 PT02/2068/LB Rebuilding/replacement of conservatory; re-rendering and incorporation of 2 dummy windows to front elevation, replacement of roof over music room and general roof repairs, various internal/external works. Approve with Conditions 10.09.2002

#### **4. CONSULTATION RESPONSES**

Parish Council – No objection. The Parish Council have concerns over parking now the building has been split.

Listed Building and Conservation Officer – No objection to revised proposal.

#### **5. ANALYSIS OF PROPOSAL**

##### **5.1 Principle of Development**

This application stands to be assessed against National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.

##### **5.2 Design, Visual Amenity and Heritage assessment**

The principle of conversion of the coach house to ancillary domestic use was previously accepted in 2006, although the configuration of the internal ground floor differed from that submitted as part of this application. The outcome of this previous proposal; a habitable space in the attic accessed by an internal staircase will not change under the current application, therefore there is no objection to the principle of this application.

- 5.3 Regarding the fenestration design, the Conservation Officer raised a concern about the number of rooflights into what is a relatively prominent roof when viewed from the roadside and the detailed design of the new windows. To address these concerns, the applicant submitted a revised proposal to reduce the number of rooflights and to change the detailed design of the window. Internally, a new staircase has already been installed and the proposal seeks to regularise this. The work is set to the back of the existing garages and does not affect their use or external appearance, nor their contribution to the character and significance of the building. As noted above, re-use of this space was previously acknowledged as being acceptable from a heritage perspective, with a similar means of access via the roadside garage. Also, the addition of insulation to the roof will not impact on the external appearance of the building and will maintain visibility of the principle trusses and purlins which is acceptable. In summary, the proposed use of the building is acceptable in principle, the revised details regarding the rooflights are also acceptable. Therefore, the

proposed scheme can be supported on the basis that the proposed would not result in an unacceptable impact upon the heritage assets and their setting.

The issue of parking will be considered in the associated full planning application.

#### 5.4 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.

5.5 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** listed building consent been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report

### 7. RECOMMENDATION

7.1 That the application be **APPROVED** subject to the following conditions:

#### **CONDITIONS**

1. The works hereby permitted shall be begun before the expiration of three years from the date of the consent.

Reason

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

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

Existing and Proposed Ground Floor Plan, Drawing no. LH/01

Existing Elevations, Drawing no. LH/06

Existing First Floor Plan, Drawing no. LH/02

Existing Roof Plan, Drawing no. LH/03

Large Scale Plan (Floor Structure), Drawing no. LH/10  
Proposed Details, Drawing no. LH/11  
Proposed Sections, Drawing no. LH/08, all received by the Council on 3 March 2021,

Site location plan and Block plan, received by the Council on 10 March 2021  
Part Plan showing Drive / parking provision, Drawing no. LH/P10,  
Proposed First Floor Plan, Drawing No. LH/04, Revision A May 2021  
Proposed Roof Plan, Drawing no. LH/05 Rev A May 2021  
Revised Casement Detail, Drawing no. LH/09 Rev A May 2021, all received by the Council on 6 May 2021.

Proposed Elevations, Drawing No. LH/07A, received by the Council on 27 August 2021.

Reason:

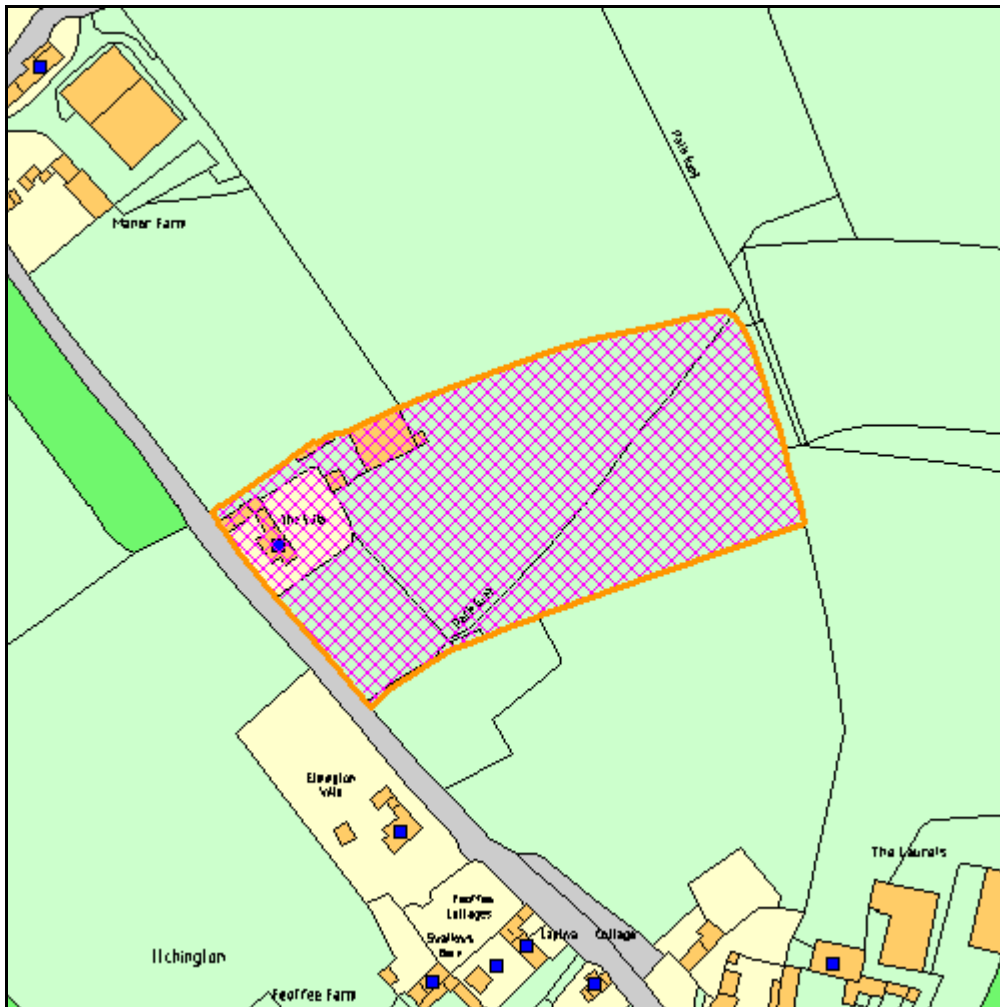
To ensure that the development is carried out in accordance with the approved plans in order to comply with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

**Case Officer: Olivia Tresise**  
**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 36/21 - 10th September 2021**

<b>App No.:</b>	P21/01619/F	<b>Applicant:</b>	A Hollingdale
<b>Site:</b>	The Villa Itchington Road Tytherington South Gloucestershire BS35 3TQ	<b>Date Reg:</b>	26th March 2021
<b>Proposal:</b>	Conversion of existing barn buildings into 2no. holiday lets with associated works.	<b>Parish:</b>	Tytherington Parish Council
<b>Map Ref:</b>	365746 186987	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Minor	<b>Target Date:</b>	20th May 2021

---



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. N.T.S. P21/01619/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 REFERRING TO CIRCULATED SCHEDULE**

This application is referred to the circulated schedule due to an objection received from the Parish Council.

## **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the conversion of existing barn buildings into 2no. holiday lets with associated works.
- 1.2 The application site relates to The Villa, Itchington Road, Tytherington. The site is located outside of any defined settlement boundary and is washed over by the Bristol and Bath Green Belt.
- 1.3 The proposed conversion relates only to an existing single storey outbuilding that sits perpendicular to the main dwelling.

## **2. POLICY CONTEXT**

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design  
CS4a Presumption in Favour of Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility  
CS9 Managing the Environment and Heritage  
CS34 Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP28	Rural Economy
PSP38	Development within Existing Residential Curtilages

PSP40 Residential Development in the Countryside  
PSP43 Private Amenity Standards

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted) 2007  
Residential Parking Standards SPD (Adopted) 2013  
Development in the Green Belt SPD (Adopted) 2007  
Traditional Rural Buildings SPD (Adopted) March 2021

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P20/01331/F  
Alterations to roof of existing stable and store to form additional living accommodation and annex ancillary to the main dwellinghouse.  
Approved with conditions: 13/07/2020

### **4. CONSULTATION RESPONSES**

- 4.1 Tytherington Parish Council  
**Object on grounds of no parking.**

Sustainable Transport  
No objection, subject to suggested conditions.

Landscape Officer  
Detailed landscape proposal required.

Ecology  
No objections subject to suggested conditions.

Public Rights of Way  
No objection.

Lead Local Flood Authority  
Clarification on location of foul mains drain required.

Environmental Protection  
No objection in principle.

Highway Structures  
No comment.

#### **Other Representations**

- 4.2 Local Residents  
No comments received.

### **5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development

## ***Location of Development***

Policy CS5 of the South Gloucestershire Core Strategy outlines the locations at which development is considered to be appropriate; new development is directed towards the existing urban areas and defined rural settlements. The application site is located within the open countryside, outside of any defined settlement boundary. Policy PSP40 of the Policies, Sites and Places plan is therefore engaged, this allows only for specific forms of residential development in the open countryside. Most relevant to this proposal is the following:

The conversion and re-use of existing buildings for residential purposes where:

- (i) The building is of permanent and substantial construction; and
- (ii) It would not adversely affect the operation of a rural business(es) or working farm(s); and
- (iii) Any extension as part of the conversion or subsequently is not disproportionate to the original building; and
- (iv) If the building is redundant or disused; the proposal would also need to lead to an enhancement of its immediate setting.

The proposed barn to be converted is considered by officers to be of permanent and substantial construction; consisting of concrete block and rubble walls with concrete tiled roof. Given the location, size and current use of the proposed building it is not considered likely to adversely affect the operation of a farm.

A section of the existing barn is open fronted with a lower roof pitch, as part of the proposed works this is to be infilled and the roof height increased to continue the roofline of the main section of barn. This work is considered to be proportionate to the original building.

The existing building is not considered to be disused or redundant and the proposed works are deemed to be minimal though resulting in a more domestic appearance. That said, the general linear character of the structure would remain unharmed and the impact on the settings is therefore considered acceptable.

## ***Green Belt***

National Green Belt policy under the NPPF has five aims which help to prevent urban sprawl as set out in paragraph 138:

- To check the unrestricted view sprawl of large built up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

As stated by the NPPF, inappropriate development is by definition harmful to the Green Belt and should not be approved unless very special circumstances can be demonstrated. Paragraph 137 outlines that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. However, paragraph 149 of the NPPF outlines types of development which are considered appropriate within the Green Belt. One such form is 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'. Paragraph 146 goes on to state that other forms of development are also not inappropriate within the Green Belt, most relevant to this proposal is 'the re-use of buildings provided that the buildings are of permanent and substantial construction'.

It has already been established above that the building is considered to be of permanent and substantial construction and the proposed additions are deemed to be proportionate. As such, its re-use as holiday let properties is therefore compliant with Green Belt policy.

Given the above assessment, the proposed development is considered to be acceptable in principle, subject to the material considerations discussed in the remainder of the report.

#### 5.2 Design and Visual Amenity

The proposed conversion would not increase the footprint of the existing outbuilding and would include modest alterations to result in a continuous single pitch roof, to match that of the main part of the existing structure. It would also include the insertion of a small number of windows and doors to facilitate the conversion of the building to residential accommodation. The proposal would utilise materials to match the existing building and is not dissimilar to a previously approved application for the conversion of the outbuilding to provide an annexe. As such, the proposed development is considered to be acceptable in terms of design.

#### 5.3 Landscape

Given the orientation of the outbuilding and main house, the proposed terrace space serving the holiday lets would be located on part of the existing front garden and would be visible from Itchington Road. No detail of proposed hard surface or boundary treatment has been provided on the submitted plans. Due its visual prominence, should any boundary treatments be provided they should be carefully considered in order to protect the character of the building and surrounding area. A low stone wall and appropriate planting is recommended, as a timber fence would be considered visually harmful. As such, a condition will be included on any subsequent decision for a scheme of landscaping to be submitted and agreed in writing by the Council prior to first occupation.

#### 5.4 Residential Amenity

Policy PSP8 of the PSP Plan (November 2017) sets out that development should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers. Giving consideration to the neighbouring properties, it is not considered the proposal would result in any unacceptably harmful impact on the residential amenity currently afforded to nearby occupiers.

5.5 Transport

The application would utilise an existing access and is proposing one off-street parking space for each 1-bed holiday let and four spaces for the main house. This is considered to be sufficient parking provision to comply with Policy PSP16 of the PSP plan. As the application is for short term holiday lets which are unlikely to be occupied continuously, it is not considered that they would have any severe impact on the adjoining highway. It is also considered unreasonable to request electric vehicle charging points in this instance given the nature of the development.

5.6 Drainage

Given the location and siting of the proposal and the fact that the building has previously been permitted for conversion to an annex, it is considered that matters of drainage and waste disposal could be appropriately satisfied by building control.

5.7 Ecology

A Bat Survey Report has been submitted in support of the application (MPEcology, June 2020), for which an addendum was submitted in August 2021.

5.8 The outbuildings were inspected and found to be of low potential and no evidence of bats using the buildings were recorded. An incidental roost was recorded on the main house which would be unaffected by the proposal. Given the presence of bats in the immediate surroundings enhancements have been recommended within the report.

5.9 Historic swallow nests have been recorded and incidental information was provided by the landowner that an active swallows nest was recorded this year. As such, mitigation and enhancements have been recommended. Therefore, subject to conditions, no ecology objections are raised.

5.10 Equalities

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

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

## 6. CONCLUSION

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

## 7. RECOMMENDATION

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

### 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 proposed development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Villa, Itchington Road, Tytherington, South Gloucestershire, BS35 3TQ. This ancillary use is inclusive of short-term holiday lets, provided that a guest diary is maintained which details the number and duration of each booking. The guest diary must be made available to the Council upon request.

#### Reason

To ensure the converted outbuilding is not used as independent dwellinghouses, and to ensure protection of residential amenity for both the occupiers and the neighbouring occupiers, to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1, PSP8, and PSP38 of the Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

3. Prior to the first occupation of the holiday lets hereby approved a scheme of landscaping, which shall include details of all proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

#### Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

4. The development shall proceed in strict accordance with the Mitigation Measures as provided in the Bat Survey Report (MPEcology, June 2020) and Ecology Addendum (MPEcology, July 2021).

Reason

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

5. Prior to first occupation of the holiday lets hereby approved, due to the presence of bats in the immediate surroundings, details of a 'lighting design strategy for biodiversity' for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

- Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason

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

6. 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 14th March 2021;

Existing Plans  
The Location Plan

Received by the Council on 20th July 2021;

Proposed Plans

Reason

To define the terms and extent of the permission.

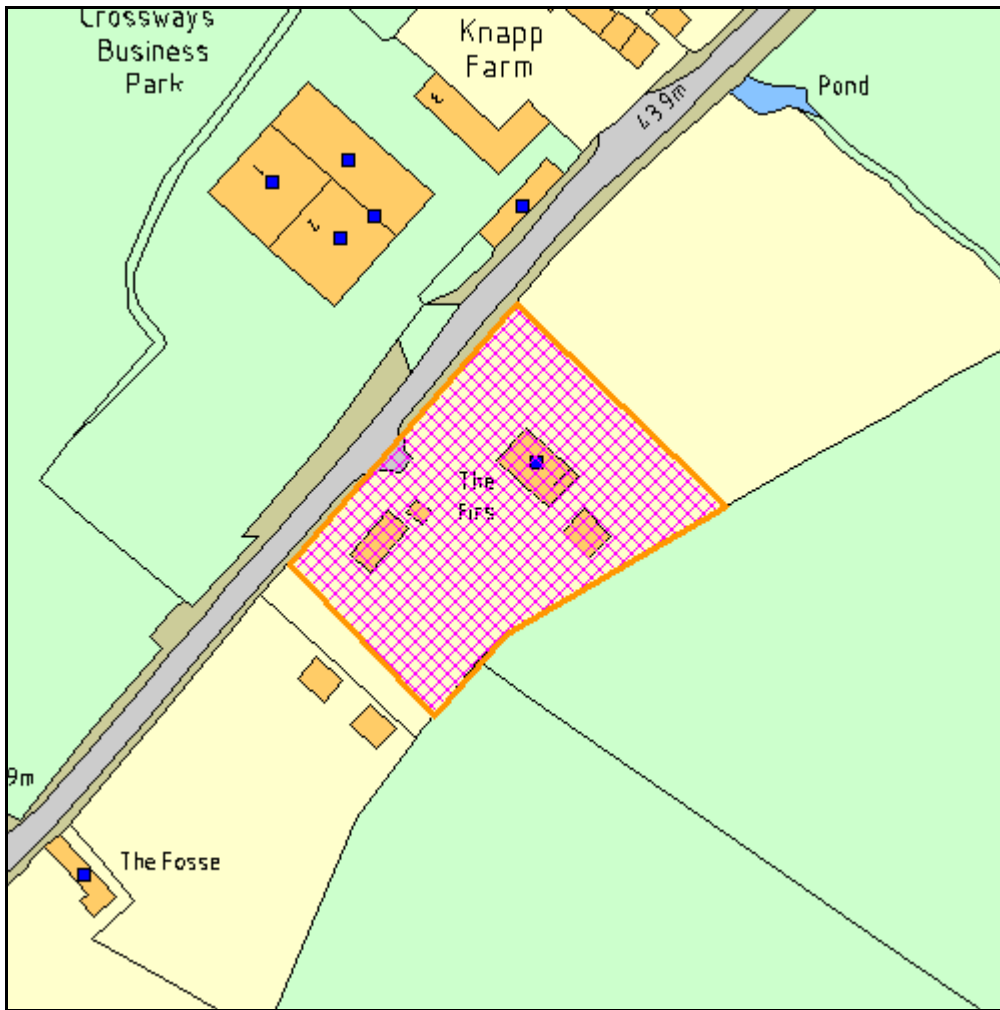
**Case Officer: James Reynolds**

**Authorising Officer: Marie Bath**



**CIRCULATED SCHEDULE NO. 36/21 - 10th September 2021**

<b>App No.:</b>	P21/02603/F	<b>Applicant:</b>	Mr Matthew Preece
<b>Site:</b>	The Firs Crossways Lane Thornbury South Gloucestershire BS35 3UE	<b>Date Reg:</b>	27th April 2021
<b>Proposal:</b>	Demolition of existing single storey outbuilding and erection of 1 no. single storey ancillary annexe.	<b>Parish:</b>	Thornbury Town Council
<b>Map Ref:</b>	365571 190887	<b>Ward:</b>	Thornbury
<b>Application Category:</b>	Householder	<b>Target Date:</b>	18th June 2021



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. N.T.S. P21/02603/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 REFERRING TO THE CIRCULATED SCHEDULE**

This application appears on the Circulated Schedule because representations have been received from the Parish Council that are contrary to the findings of this report and officer recommendation. More than 3no. representations have also been received from interested parties, that are contrary to the findings of this report and officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application seeks permission to demolish an existing single storey outbuilding and erect 1no. single storey outbuilding, to form an annexe ancillary to the main dwelling. The submitted application particulars state that the need for the annexe is to enable an elderly parent to live at the property and receive care.
- 1.2 The application site is a detached two storey dwelling set within a generous plot on the South-eastern side of Crossways Lane. The building subject to this application is situated to the Southwest of the main dwelling, within the residential curtilage of it.
- 1.3 The site is not within any designated settlement boundaries and is therefore in the open countryside. The site however is not subject to any restrictive planning constraints, and the host building or the main dwelling are not listed, nor do they appear on the Local List.
- 1.4 During the application's consideration, revised plans have been accepted in response to officer concerns. A period of public re-consultation was carried out.

### **2. POLICY CONTEXT**

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
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

Annexes & Residential Outbuildings: Guidance for new developments SPD (emerging)

### 3. RELEVANT PLANNING HISTORY

None.

### 4. CONSULTATION RESPONSES

#### 4.1 Thornbury Town Council

*Initial response*

Objection. Development appears to be an independent dwelling outside the development boundary. Development does not appear to comply with barn conversion policies and is not in keeping with the character of this rural lane.

*Updated response*

Objection. Outside development boundary, out of keeping with the area and does not comply with barn conversion policy. Comments of the conservation officer should be considered and enforced if planning is granted.

#### 4.2 Listed Building and Conservation Officer

*The conservation officer was not consulted initially, as the site is not within a conservation area and the host building is not listed, nor does it appear on the local list. However, they were consulted during the application's consideration on request, due to concerns raised by residents. Comments summarised as follows:*

The outbuilding subject to this application was inspected on a site visit and was found to be entirely re-built using reclaimed material. The rebuild appears slightly longer than the original building would have been. The only original feature of the building appears to be the 'beehive shaped' bread oven with projects from the North-eastern gable of the building. The reconstruction

method is not historic as the exterior of the wall is a single stone facing to an inner skin of concrete block, with plastic membrane between. The roof is entirely new timbers. The method of re-construction is poor, and the walls are failing structurally.

If the building was an original or was substantially in its original state it would be likely to be considered a 'non-designated heritage asset'. However, it is not and as such, other the bread oven, is not considered a non-designated heritage asset. It is however noted that the rebuild is very sympathetic to the traditional local vernacular. The building does therefore appear for all intents and purposes as a traditional one. This provides a certain level of aesthetic value and contributes to the local character and distinctiveness.

It is accepted that the building would not easily be converted because of the existing substandard level of construction. Due to the modern construction, the principle of replacement would not be resisted from a heritage policy perspective. However, it is considered that this building does have aesthetic value and makes a positive contribution to the character of Crossways Lane and reflects an interesting element of the sites historic development.

As proposed the replacement building would fail to respect the character and distinctiveness of the lane and the local vernacular and the design should better reflect the original form of the building and be better aligned to the existing appearance. The beehive oven should be repaired and retained/incorporated into any new build.

Several amendments to the design are suggested, including:

- Removal of the projecting porch
- Gable reduced and pitch steepened
- Elevation material should be stone
- Doors should be timber boarded and have a level threshold
- Brick lintol details should be removed
- Bread oven should be retained.

*No further comments have been received during the re-consultation.*

#### 4.3 Tree Officer

*Initial response*

Currently awaiting an arboricultural report in accordance with BS:5837:2012.

*Updated response*

No objection provided works are carried out in accordance with the submitted arboricultural report.

*Further response*

No additional comments.

#### 4.4 Local Member

Representation has been received from Cllr Maggie Tyrell in objection to the proposal, summarised as follows:

- Object to the destruction of the historic building
- Support comments made by residents
- New building does not respect the heritage or the setting of the site
- Plan does not appear to comply with barn conversion policy. No attempt to include or replicate any of the historic features
- Proposed replacement building could be used as a separate dwelling which is not appropriate as outside the current development boundary.

*No additional comments have been received during the re-consultation.*

#### 4.5 Local Residents

A total of 4 no. objection comments have been received, 3 of which outside the initial consultation, and 1 within the re-consultation. Broadly speaking, the main issue raised was in relation to heritage and the loss of the alleged historic building.

Summary of comments received outside the initial consultation:

- Strongly object to demolition of historic Bothy
- Should have had a letter informing us of the proposal
- No notice has been placed outside the property
- Present owners have removed a 150 year old Mulberry Tree and have since removed more trees.
- Tree officer has advised previously that they would look at any planning application
- Protection order was in place for the Mulberry Tree
- Bothy has stood since the 1800s and is the only one in South Gloucestershire and must be preserved
- When owners moved in they put up gate posts flagging their intention to widen the drive and demolish the Bothy
- There is a historic well and beehive within the Bothy
- Informing Thornbury Museum and conservation officer
- Decision must be delayed so that interested parties can comment
- Building is a rare example of a Bothy/Longhouse and is the oldest building within the curtilage of The Firs
- Materials of the Bothy appear original, and it retains the beehive-shaped oven
- Any permission should include conditions
- Any historical and archaeological information found should be shared with the Museum

Summary of comment received during the re-consultation:

- Revised plans do not adequately address many concerns raised by the conservation officer

- Projecting porch has not been removed
- Gables need to be reduced
- Elevations should be stone
- Doors should be timber and have a level threshold
- Brick lintel details should be omitted
- Revised proposals are out of keeping with the historic character of the area

## 5. **ANALYSIS OF PROPOSAL**

5.1 The proposal seeks to demolish and existing outbuilding and erect 1no. outbuilding to be used as an annexe ancillary to the main dwelling.

### 5.2 Principle Of Development

PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages in principle where they do not 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.

### 5.3 Annexe Test

The proposed development is for an annexe. In order to be considered an annexe in planning terms, it needs to be considered whether the proposed annexe would have a sufficient physical and functional relationship with the main dwelling and would be sufficiently ancillary to it. Ancillary accommodation is generally held to be 'in addition' to the accommodation in the main dwelling. To put it another way, what is proposed should not be tantamount to a new, independent dwelling.

5.4 The annexe would be located in the same location on the site as the existing outbuilding, albeit the footprint of the new building would be bigger, although would be less than the footprint of the main dwelling (The Firs). The location of the proposal is within the residential curtilage of The Firs, on the other side of the central driveway, approx. 21 metres away. The curtilage of the Firs is large, but the annexe does not appear unduly remote from the host dwelling and moreover, would replace an existing outbuilding which forms an existing feature of the site. With the site of the annexe being within the clearly defined curtilage of The Firs and it not being remote or isolated from it, officers consider the proposed annexe to have a satisfactory physical relationship with the main dwelling. Furthermore, it is worth noting that the existing outbuilding could be used as an annexe as it stands through internal conversion and this would not require planning permission.

- 5.5 The proposed annexe would be just short of 10 metres long (c.9.6 metres), c.4.8 metres deep, c.4.5 metres to the ridge and c.2.5 metres to the eaves. In contrast, the existing building is c.9.2 metres long, c.3.1 metres deep, c.3.5 metres to the ridge and c.1.85 metres to the eaves. The new building would be taller by c.1 metre and would be c.1.7 metres deeper. There would also be an increase in eaves height. Internally, the annexe would comprise a bedroom and a living area. There would be a shower/toilet and within the living area would be a small kitchenette. Initially, the proposed annexe was to be c.12 metres long and c.5.2 metres deep with a large projecting c.5.2 metre wide/c.900mm deep gabled 'porch' with a ridge that would match the main ridge. Internally, it was initially proposed to have an entirely separate sitting area and kitchen/dining area, in addition to the bedroom and bathroom. There would also be a separate hallway. The overall scale and extent of the internal accommodation was not considered to be sufficiently subordinate to the main dwelling and was considered to represent something tantamount to a new dwelling.
- 5.6 The reduction in scale of both the building itself and the internal accommodation have resulted in something that is more akin to ancillary accommodation, as opposed to a new dwelling. Officers note that there is still proposed to be all elements of living accommodation by reason of the retention of a kitchenette. Therefore, the annexe *could* be used as an independent unit. However, the annexe would still share access, parking and amenity space with the host dwelling. Moreover, with the intended occupant noted to be an elderly relative, the inclusion of a kitchenette would not appear unreasonable as it would allow the preparation of hot drinks, re-heating of meals, and so forth, without the need to always traverse the main garden, particularly in hours of darkness or inclement weather.
- 5.7 Officers consider there to be a sufficient functional relationship with the main dwelling, and the internal accommodation and scale of the building itself are considered to be sufficiently subordinate and ancillary in nature to the main two storey dwelling to be considered an annexe. With the proposal therefore having a satisfactory physical and functional relationship to the main dwelling, officers consider the proposal to be acceptable in annexe terms. However, as is standard practice and due to the detached nature of the building, a condition restricting the use of the annexe should be applied, should permission be granted.
- 5.8 Design, Visual Amenity and Heritage  
The existing building is of a liner form, with steep roof pitches and a gabled roof. As noted above, the building is c.9.2 metres long, c.3.1 metres deep, c.3.5 metres to the ridge and c.1.85 metres to the eaves. The roof comprises clay double roman tiles, and the elevations are faced with random rubble stone. The building is noted to be of traditional appearance reflective of local vernacular. Officers note that the vast majority of the objection to this proposal is in relation to heritage.
- 5.9 Historic maps show that the site of the proposed building (and existing) and the other outbuilding immediately North was the original cottage on the site prior to the development of The Firs. The original building on the site would have most likely been an agricultural worker's dwelling or a squatters cottage. A smaller

structure on the road edge also appears on historic maps, however this has been removed at some point in the past. A site visit and inspection of the building subject to this application has been carried out by your conservation officer, prior the compilation of this report. Had the building been in its original state, or substantially in an original state, then it could be considered to be a 'non-designated heritage asset'. Under paragraph 203 of the NPPF, the effect of an application on the significance of a non-designated heritage asset should be taken into account when determining the application. PSP17 requires development proposals affecting locally important heritage assets to ensure they are preserved or enhanced, having regard to their significance. PSP17 also submits that the Council will seek to retain such buildings, whether on the local list or identified in the development management process (as would be the case here).

- 5.10 However, the building subject to this application is **not original, nor is it substantially original** and is instead a re-construction of the original building, albeit on a longer footprint. The small beehive shaped bread oven on the Northern end is the only original feature of the building, with the rest of the building being a single stone facing an inner skin of concrete block with plastic membrane between. Moreover, the roof is comprised of entirely new (non-historic) timbers. The method of construction is noted as being poor, and the walls are noted to be failing structurally. As such, any historic interest and significance that the building would have possessed, is not present now given that the building is a re-build. Whilst officers appreciate that the re-build is sympathetic and externally appears traditional, there would be no sound policy basis to resist the loss of the building on heritage grounds. The consideration therefore should be in terms of design and impact on the character of the area, as opposed to heritage, given that the building is non-historic.
- 5.11 Following revision, the proposed building would be just short of 10 metres long (c.9.6 metres), c.4.8 metres deep, c.4.5 metres to the ridge and c.2.5 metres to the eaves. The building would be taller and deeper than the existing and would have higher eaves, however the footprint would still retain the linear appearance of the existing building. The revisions which have steepened the roof pitch to be more in keeping with existing building and the removal of the oversized front porch mean that the form of the building is more reflective of the existing building which, whilst not historic, does contribute to the character and appearance of this part of Crossways Lane. The retention of the bread oven is also welcomed, as both a nod to the existing building and as it would see the retention of the only original/historic feature of the building.
- 5.12 Materials are noted to be random rubble stone to the elevations and clay double roman tiles to the roof, both of which are to be the same as the existing building and are therefore considered acceptable. The removal of visible timber trusses, glazed infill sections to the trusses and the removal of the brick details from the windows means the external appearance will be much simpler and will better reflect the simple character of its predecessor. The front door facing into the garden would have a much smaller open canopy, which is considered to be of an acceptable standard of design and there is not considered to be any material reason that this element would warrant refusal of the proposal.



- 5.13 In terms of character, Crossways Lane is varied. For example, on the opposite side of the road is a large modern industrial unit. To the South are inter/post war semi-detached dwellings, and the North, more vernacular style dwellings. The new building would appear to some extent different visually to what is already there, but the linear form of the proposal and its gabled roof with steep pitches mean that the resultant development would still be appropriately in keeping with the character of the area, and the existing building.
- 5.14 Having regard to the above assessment, officers do not consider there to be any material design reasons on which the revised proposal could be refused and successfully defended at an appeal. Moreover, the building being non-historic means that a heritage objection to the loss of the existing building would not be able to be sustained. As such, officers consider the proposal to be sufficiently in accordance with PSP38, CS1 and PSP1 and consider it to be acceptable in terms of design and visual amenity.
- 5.15 That being said, appropriately worded conditions should be applied to ensure that the materials on the existing building (tiles and stone) are re-used and where needed, new materials match the existing. This would be in the interest of ensuring that the new building achieves a satisfactory standard of external appearance and sufficiently assimilates into its surroundings.

*Barn conversion SPD*

- 5.16 Officers note that representations from the Town Council and the Local Member state that the proposal is contrary to the SGC barn conversion SPD. The Traditional Rural Buildings: Guidance on Barn Conversions SPD was formally adopted in March 2021 and provides guidance on the conversion of traditional rural farm buildings to predominantly residential uses (barn conversions). The proposal in this case is to demolish an existing non-historic residential outbuilding and erect a replacement outbuilding, which would continue to be in a residential use. Therefore, the barn conversion SPD is not considered to be strictly relevant to the consideration of this application.
- 5.17 Residential Amenity  
PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 5.18 By reason of its siting and lack of immediate residential neighbours, officers do not consider the proposed annexe to present any material residential amenity concerns, should permission be granted.
- 5.19 The proposed development would have no material impact on the provision of an acceptable level of private amenity space, which is in excess of the PSP43 guide of 70sqm for a 4+ bed dwelling.
- 5.20 Parking Standards

PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand.

5.21 It is not clear how many bedrooms are within The Firs. As proposed, an additional bedroom would be created within the annexe. The PSP16 standard for a 5+ bed dwelling is 3no. parking spaces. Officers note that there is parking on site as existing to accommodate the PSP16 maximum of 3no. parking spaces. Accordingly, officers do not consider there to be any material parking or transportation issues with the proposed development.

#### 5.22 Trees

There are a number of trees surrounding the site and on the site itself. Pertinent to this application is T1 (as indicated on the proposed block plan), which is subject to a tree preservation order (TPO). T1 is a mature category B Medlar. Officers also note, partly from the consultation responses and also from within the tree report itself that a Black Mulberry Tree, also subject to the same TPO as T1 has, regrettably, been removed prior. It is however noted that a replacement tree (another Black Mulberry) is to be planted on site as part of the proposed development, to mitigate this loss.

5.23 The submitted report also sets out how the existing TPOd tree on site will be protected during development, as well as how the replacement tree will be planted. Your tree officer has had sight of the submitted tree report (Wotton Tree Consultancy, June 2021) and notes that the protection proposed and the site preparation and planting procedure for the new tree are both satisfactory. Therefore, subject to an appropriately worded condition to ensure that the protection measures and replacement planting are in accordance with the submitted report, officers consider there to be no objections to the proposed development in terms of impacts on trees.

### **Impact on Equalities**

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

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

#### 5.26 Other Matters

A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.

- 5.27 Officers note concerns regarding the consultation. Everybody who should have been consulted as per the SGC Statement of Community Involvement, has been.

## 6. CONCLUSION

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

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

## 7. RECOMMENDATION

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

### CONDITIONS

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

Reason

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

2. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Firs, Crossways Lane.

Reason

Use of the annex as a primary unit of accommodation would require further consideration with respect to impact on residential amenity and transportation in accordance with the requirements of PSP16, PSP38 and PSP43 of the Policies Sites and Places Plan (Adopted)

3. The development and proposed replacement tree planting on site shall be carried out in strict accordance with the submitted arboricultural report, impact assessment and method statement (Wotton Tree Consultancy, June 2021). The replacement Black Mulberry Tree shall be planted in accordance with the submitted details included in the aforementioned report in the first available planting season following the substantial completion of the development.

Reason

In the interest of ensuring that existing protected trees on site are protected, to ensure the successful replacement of the previously removed protected tree and to accord with PSP3 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

4. Where practicable, the tiles to be used on the new building hereby approved shall be reclaimed from the existing building. Where new tiles are required, they shall match those used on the existing building in terms of colour, texture and profile.

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.

5. Where practicable, the facing stone to be used on the external elevations of the new building hereby approved shall be reclaimed from the existing building. Where new stone is required, it shall match that used on the existing building in terms of colour, type and texture. All external stonework shall match the existing building in terms of coursing, jointing and pointing.

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.

6. Development shall proceed in accordance with the following plans:

398-001 – Existing block plan

398-002 – Existing plans

398-003 – Existing elevations

398-005 – Site location plan

As received 7th April 2021

398-004 B – Proposed block plan

398-006 A – Proposed plans

398-007 A – Proposed elevations

As received 20th August 2021

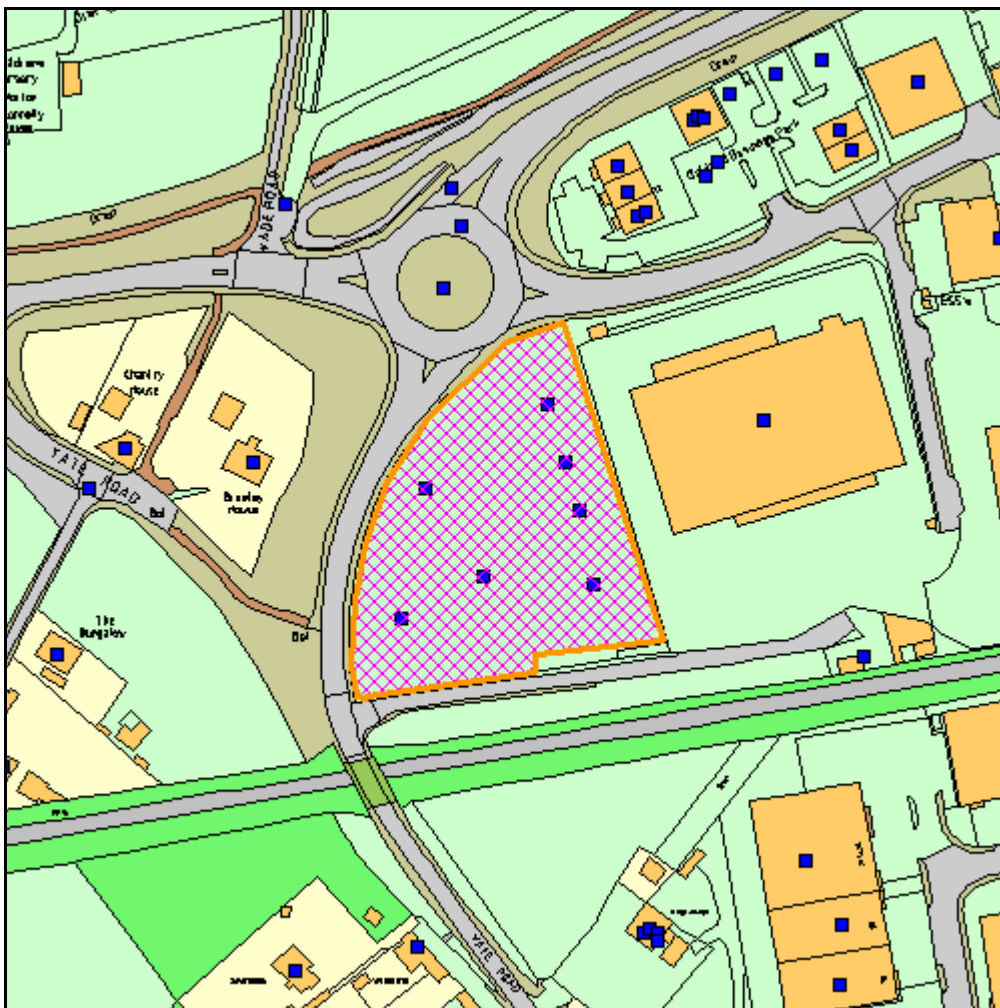
Reason

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

**Case Officer: Alex Hemming**  
**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 36/21 - 10th September 2021**

<b>App No.:</b>	P21/04183/ADV	<b>Applicant:</b>	Mr John Lamb UK Storage Company (SW) Ltd
<b>Site:</b>	Armstrong Business Park, Unit 3 Yate Road Iron Acton South Gloucestershire BS37 5NG	<b>Date Reg:</b>	22nd June 2021
<b>Proposal:</b>	Display of 2 no. internally illuminated fascia signs.	<b>Parish:</b>	Iron Acton Parish Council
<b>Map Ref:</b>	369393 183069	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Minor	<b>Target Date:</b>	12th August 2021



© South Gloucestershire Council 2007.all rights reserved.  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
100023410, 2008. **N.T.S.** **P21/04183/ADV**

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

## **REASON FOR REFERRING TO THE CIRCULATED SCHEDULE**

The application appears on the Circulated Schedule because more than 3no. representations have been received from interested parties that are contrary to the findings of this report and officer recommendation.

### **1. THE PROPOSAL**

- 1.1 Advertisement consent is sought to display 2no. internally illuminated fascia signs.
- 1.2 The application site (Unit 3) is a B8 unit nearing completion, permitted by virtue of planning permission PK18/4588/F in 2019. The site is bounded to the West by Yate Road and to the North by Armstrong Way. To the East is another large industrial unit. The site is within the greenbelt, and abuts the Yate and Chipping Sodbury designated settlement boundary.
- 1.3 During the application's consideration, amended plans have been accepted reducing the size of the fascia on the Northern elevation. Due to the nature and scale of the change, no public re-consultation was considered necessary.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

National Planning Policy Framework July 2021  
National Planning Practice Guidance  
Town and Country Planning (Control of Advertisements) (England) Regulations 2007  
Town and Country Planning Act 1990 section 220  
Outdoor Advertisements and Signs: a guide for advertisers (June 2007)

#### **2.2 Development Plans**

##### **South Gloucestershire Local Plan Core Strategy Adopted December 2013**

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

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact management

#### **2.3 Supplementary Planning Guidance**

Shopfronts and Advertisements SPD (Adopted) April 2012

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P21/05789/ADV (pending consideration at time of writing):  
Display of 2no. non-illuminated totem signs.
- 3.2 PK18/4588/F (Approved 23/12/2019):  
Erection of 4 no. buildings to form 6 no. units of class B1b, B1c and B8 with new access, parking and associated works.

Other history is available but is neither recent nor relevant.

### **4. CONSULTATION RESPONSES**

- 4.1 Iron Acton Parish Council  
No comments have been received
- 4.2 Sustainable Transport  
Have no comments to make
- 4.3 Local Residents  
6no. objection comments have been received from residents, summarised as follows:
- Impact on view
  - Already experience light pollution from development
  - Feel we would have to take matters further if application approved
  - Internal damage has been caused from piling
  - Development is taller than anticipated
  - Development provides distracting view when approaching our property
  - Do not see the need for large, illuminated signs other than for advertising
  - Inappropriate for village location
  - Sign on North elevation is too big
  - Colours and illumination mean it will stand out and be detrimental to local properties
  - North elevation sign should be the same as the sign on the West elevation
  - Excessive as site is on the edge of the greenbelt
  - Impact on wildlife
  - Signage is not needed
  - Will they be lit all night?
  - Will be an eye sore and cause light pollution
  - Other businesses have more subtle signs
  - Neighbours feel 'hoodwinked' to get planning passed
  - Ground level is raised and buildings higher than first expected
  - What is happening about the proposed trees?
  - Impact on amenity
  - Will set a precedent

### **5. ANALYSIS OF PROPOSAL**

- 5.1 The proposal seeks to display 2no. internally illuminated fascia signs. The proposed advertisements are as follows:

- 1no. 1.81 metre high, 9.5 metre long internally illuminated fascia sign mounted at a height of 8.31 metres (ground level to base of sign) on the Northern elevation of Unit 3.
- 1no. 1.5 metre high, 7.9 metre long internally illuminated fascia sign mounted at a height of 4.24 metres (ground level to base of sign) on the Western elevation of Unit 3.
- Both advertisements are to be internally illuminated to a level of 267cd/m2.

## 5.2 Principle Of Development

The NPPF states that great importance is attached to the design of the built environment, with good design cited as a key aspect of sustainable development and thereby positively contributing to making places better for people. Development should function well and add to the overall quality of the area. The NPPF specifically stipulates that poorly placed advertisements can have a negative impact on the appearance of the built environment. Adverts should therefore be controlled in the interests of amenity and public safety, tasking in to account cumulative effects. The proposal is considered acceptable subject to the consideration below.

## 5.3 Amenity

The new building, whilst part of an industrial area, is located in an area that appears transitional, and borders the open countryside and greenbelt to the North and West of the development. That being said, it is acknowledged that a degree of change has and is taking place, with the implementation of the development on the application site, permitted under a previous consent. With the introduction of built form in B (and also now E) use classes (B8 in the case of the application site), there would be a reasonable expectation that a degree of advertisement would be required.

5.4 The fascia on the West elevation would be at a lower level and would be partially obscured by the two buildings (Units 1 and 2) West of Unit 3, adjacent to Yate Road. This sign would be most perceptible from within the central carpark area, and where visible from beyond, would not appear overly dominant or at odds with its new commercial setting. The fascia on the Northern elevation would be in a much more prominent position and would be more visible from the highway/adjacent premises/properties. That being said, the reduced scale means that any impacts on the rural area it faces would be sufficiently minimised and the sign would not appear out of keeping on a building of this scale in a commercial use. The level of illumination at 267 cd/m2 is within the recommended illumination limits set out by the Institution of Lighting Professionals for illuminated advertisements and the northern fascia in particular would overlook the roundabout, which is served by numerous LED streetlights. Coupled with the proposed level of illumination, officers do not consider the illumination of the signage to present any significant harm to the visual amenity of the area.

5.5 In terms of cumulative issues, the number of signs is considered to be acceptable for the size of the building and would not result in an overly cluttered appearance, which can be detrimental to the visual amenity of an area.



- 5.6 Turning to residential amenity, Unit 3 and by extension, the proposed advertisements, are a good distance from nearby residential properties. The closest property to the West is Bramley House, which is in excess of 80 metres away from Unit 3. The Northern elevation does not face any residential properties at less than 200 metres separation distance. The level of separation, coupled with the level of illumination, which is within recommended limits, is therefore considered sufficient to mitigate any impacts on residential amenity of nearby residential occupiers. Whilst concern is noted that the proposal would impact views, private views are not material to the consideration of this application. For the avoidance of doubt, officers do not consider the advertisements to present any material harm to the amenity of neighbouring commercial units.
- 5.7 Following the above assessment, officers consider the proposed advertisements to be acceptable in terms of visual and residential amenity.
- 5.8 Public Safety  
The main public safety consideration is that of highway safety. The signage would be statically illuminated to an appropriate level and would not cause any unacceptable or severe highways or transportation issues.

### **Impact on Equalities**

- 5.9 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.
- 5.10 With regards to the above this planning application is considered to have a neutral impact on equality.
- 5.11 Other Matters  
This application for advertisement consent is not the appropriate forum to consider issues in relation to the main consent governing the site (e.g. damage caused by piling). In any event, damage to private property is a civil matter. Similarly, the implementation of the landscaping on the main consent (including tree planting) is not something that can be considered under the advertisement consent regime.

## 6. **CONCLUSION**

6.1 The recommendation to **grant** permission has been taken having regard to the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007; the NPPF and to all relevant material considerations set out in the report.

## 7. **RECOMMENDATION**

7.1 It is recommended that advertisement consent is **GRANTED**

### **CONDITIONS**

1. The advertisements shall be displayed in accordance with the following plans:

2041 SitLoc 01 - Site location plan  
As received 10th June 2021

2041 01 - Proposed block plan  
As received 21st June 2021

Proposed elevations (revision C)  
As received 8th September 2021

Reason

To define the exact terms of the advertisement consent.

**Case Officer: Alex Hemming**  
**Authorising Officer: Marie Bath**

## CIRCULATED SCHEDULE NO. 36/21 –10th September 2021

<b>App No.:</b>	P21/04218/F	<b>Applicant:</b>	Mr James Worgan
<b>Site:</b>	69 Salisbury Road Downend South Gloucestershire BS16 5RJ	<b>Date Reg:</b>	17th June 2021
<b>Proposal:</b>	Erection of single storey side and rear extension to form additional living accommodation. Erection of rear garden outbuilding to form garden room.	<b>Parish:</b>	Downend And Bromley Heath Parish Council
<b>Map Ref:</b>	365375 176592	<b>Ward:</b>	Frenchay And Downend
<b>Application Category:</b>	Householder	<b>Target Date:</b>	6th August 2021



© South Gloucestershire Council 2007.all rights reserved.  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
100023410, 2008. N.T.S. P21/04218/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 Referral to the Circulated Schedule**

This application appears on the Circulated Schedule due to the receipt of an objection comment from the Parish Council, contrary to the officer recommendation.

## **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of a single storey side and rear extension to form additional living accommodation as well as the erection of 1no. detached garden room at 69 Salisbury Road, Downend.
- 1.2 The application site comprises a long, yet narrow plot with the property itself forming a two-storey, semi-detached dwelling. The property shows typical characteristics of the area and benefits from off street parking and a rear garden, providing residents with ample amenity space. Likewise, it is recognised on-site development is not limited by any local development plan policies.
- 1.3 Lastly, this scheme is understood to be a further submission of P21/01627/F which seeks to gain permission for a smaller side and rear extension, removal of loft works, and revisions made to boundary treatments. An analysis of these changes is set out in section 5 of this report.
- 1.4 *Procedural Matters* – amended plans have been received from the applicant’s agent. This has not altered the description of development nor affected the scope of assessment, and as such, no further public consultation has been conducted. The case officer is satisfied this does not disadvantage the public interest.

## **2. POLICY CONTEXT**

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

- 2.2 Development Plans

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

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

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

- 2.3 Supplementary Planning Guidance  
 South Gloucestershire Design Checklist (*Adopted 2007*)  
 Residential Parking Standards (*Adopted 2013*)  
 SGC Householder Design Guide (*Adopted 2021*)

### 3. RELEVANT PLANNING HISTORY

- 3.1 Ref: P21/01627/F. Refused, 18.05.2021.  
**Proposal:** Erection of single storey side and rear extensions with raised platform, installation of 1 no. rear dormer and hip to gable roof alteration to facilitate loft conversion to provide additional living accommodation. Erection of 1 no. single storey building to form incidental garden room.  
**Reason:** The proposed development, due to its scale and form would result in a poorly designed building with inappropriate proportions that would not appear subservient to the host dwelling nor would it sufficiently reflect characteristics of the site and surrounding context. Due to this, it is therefore considered the development is contrary to policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), and the SGC Householder Design Guide (Adopted 2021).

### 4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council  
 The parish council have objected to this application on the following grounds that this scheme represents overdevelopment.
- 4.2 Local Residents  
 Two letters of objection have been received from neighbours. Key points have been summarised as follows:
- Garden room would increase opportunity for overlooking due to rear windows.
  - Concerned for water drainage and impact on neighbouring properties towards the rear.
  - Host dwelling would become inappropriately scaled.
  - Noise concerns for party wall.
  - Request for construction hours.
- 4.3 *[Officer Comment]* The above comments have been noted and are further discussed in section 5 of this report.

### 5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development  
 Policy PSP38 permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The proposal seeks to make extensions to an existing dwelling

and is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

Policies CS1, PSP38 and the SGC Householder Design Guide seek to ensure that development proposals are of the highest possible standards of design in which they respond to the context of their environment. This means that developments should demonstrate a clear understanding of both the site and local history to ensure the character, distinctiveness and amenity is well assessed and incorporated into design.

***Garden Room***

- 5.3 No changes are sought to the proposed garden room other than the instalment of a 1.8-meter close board timber fence situated along the rear (North facing) boundary – approximately 2.5 meters from the garden room. As with the previous application, the case officer raises no design objection to the single storey garden room.

***Side and Rear Extension***

- 5.4 This scheme now represents a proposed single storey side and rear extension that would project from the rear elevation of the existing dwellinghouse by approximately 6.1 meters (at its longest), have a width of 6.4 meters (extending beyond the side elevation by 0.9 meters) and a maximum height of 3.95 meters. The development would create an approximate 27sqm floor space, functioning to provide a larger kitchen/diner. There would also be 1no. set of French doors installed in the rear façade as well as 3no. roof lights incorporated into the proposed flat roof, with finishing materials set to match the existing.
- 5.5 As indicated above, revised plans have been received from the applicant's agent which have significantly improved the design of the proposal. Original concerns regarding the scale and mass of the development have since been addressed and whilst the case officer notes the significance of the side and rear extension, adjoining neighbours to the applicant site feature works with a similar design and scale to this application, which has not only formed a material consideration in the officer's assessment, but also demonstrates this scheme includes design features that are not unsympathetic to the surrounding locality. Further to this, No.69 is of no architectural importance with the proposed works remaining largely unseen within the public realm, suggesting the alterations set out in this application would not adversely disrupt the character of the existing street scene or cause excessive harm to the existing building. On this basis, the case officer is satisfied that the development is acceptable in design terms and complies with policies CS1 and PSP38.

5.6 Residential Amenity

Policy PSP8 relates specifically to residential amenity in which it states development proposals are acceptable provided they do not create unacceptable living conditions or result in unacceptable impacts on residential amenities. These are outlined as follows (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.

### ***Garden Room***

- 5.7 Paragraph 5.3 indicates the proposed garden room would now feature a close board fence situated approximately 2.5 meters to the North (facing the proposed rear windows). Here, concerns raised by local residents of overlooking are largely considered to be addressed by the addition of this fence in which the case officer suggests it would not be undue to set a condition that ensures the fence remains a permanent structure for the duration of occupation of the garden room. Subject to the above, no amenity objections are raised.

### ***Side and Rear Extension***

- 5.8 Some concern remains regarding the potential amenity impact – by means of physical presence – of this extension on No.67 and No.71. However, and as highlighted above, both the adjoining neighbours have existing rear extensions, with No.67 also benefiting from a significant rear garage. Due to this, it is considered the effect of this development, in terms of residential amenity, would not result in any unacceptable impacts and as such, would comply with policy PSP8.

### 5.9 Private Amenity Space

Policy PSP43 states that residential units, including those that are subject to development, are expected to have access to private amenity space that is: functional and safe; of a sufficient size in relation to occupants; and, be easily accessible. As the proposal does not reduce access to the garden, the officer is satisfied private amenity space for the host property would remain intact and as such, the development proposal would comply with PSP43.

### 5.10 Transport

Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. As the proposed works do not seek to increase bedroom number, the requirement for on-site parking remains effectively unchanged. Therefore, the proposal would have no impact on existing vehicular access and is found to comply with policy PSP16 and the Council's Residential Parking Standards.

### 5.11 Consideration of likely impact on Equalities

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

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

## 6. **CONCLUSION**

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

## 7. **RECOMMENDATION**

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

### **CONDITIONS**

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

Reason

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

2. Prior to the use of the Garden Room hereby permitted and at all times thereafter until demolition of Garden room, the North facing boundary shall be treated with a 1.8 meter close board fence.

Reason:

To protect the residential amenity of the neighbouring occupiers and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Places, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

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

Existing Plans (A101) (Received 12th June)

Proposed Extension Plans (A102) (Received 24th June)

Proposed Outbuilding Plans (B101) (Received 2nd September)

Reason:

To define the terms and extent of the permission.

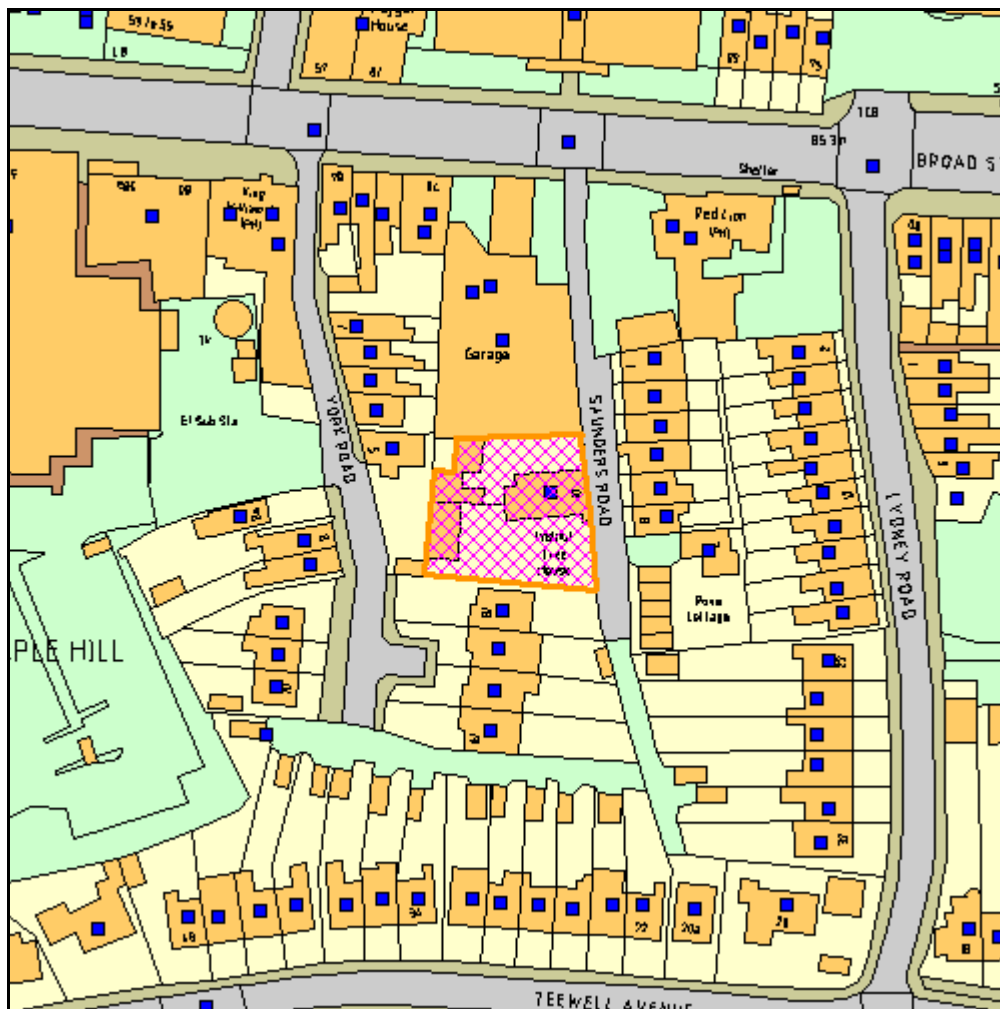
**Case Officer: Ben France**

**Authorising Officer: Marie Bath**



## CIRCULATED SCHEDULE NO. 36/21 - 10th September 2021

<b>App No.:</b>	P21/04430/F	<b>Applicant:</b>	Mr P Cordingley
<b>Site:</b>	10 Saunders Road Staple Hill South Gloucestershire BS16 5NN	<b>Date Reg:</b>	23rd June 2021
<b>Proposal:</b>	Sub-division of existing dwelling to form 2no dwellings, with access parking and associated works.	<b>Parish:</b>	
<b>Map Ref:</b>	365205 175838	<b>Ward:</b>	Staple Hill And Mangotsfield
<b>Application Category:</b>	Minor	<b>Target Date:</b>	16th August 2021



© South Gloucestershire Council 2007. all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **P21/04430/F**

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

## **INTRODUCTION**

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

### **1. THE PROPOSAL**

- 1.1 The application is for the sub-division of existing dwelling to form 2no dwellings, with access, parking and associated works.
- 1.2 This application site is a detached dwelling, within the residential and urban area of Staple Hill.

### **2. POLICY CONTEXT**

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

- CS1 High Quality Design
- CS5 Location of Development
- CS8 Improving Accessibility

South Gloucestershire Policies Sites and Place Plan Adopted 2017

- PSP8 Residential Amenity
- PSP16 Residential Parking Standards
- PSP37 Internal Space and Accessibility Standards for Dwellings
- PSP38 Development within Residential Curtilages
- PSP39 Residential Conversions
- PSP43 Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist – August 2007  
South Gloucestershire Residential Parking Standards  
South Gloucestershire Householder Design Guidance 2021

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PK14/2019/F - Erection of 1no. detached dwelling and detached double garage with access and associated works. Approved 19.09.2014.

### **4. CONSULTATION RESPONSES**

- 4.1 Parish Council  
No Parish

## 4.2 Other Consultees

### Sustainable Transportation

Saunders Road is a narrow shared surface cul-de-sac approximately 3m wide which opens up slightly at both ends to enable vehicles to pass.

There is no turning head for waste collection vehicles so they would either have to reverse in or residents would have to leave waste for collection on Broad Street.

The additional traffic generated by the sub division of the existing 3 bed dwelling to 2 x 2 bed dwellings would be less than the 6 vehicles a day generated by the new 4 bed dwelling approved in 2014 (PK14/2019/F).

On the basis that this application supersedes that earlier Application the impact on Saunders Road generated by this proposal would not be significant and the waste collection arrangements would be unchanged.

There would be sufficient space on the site to accommodate the 3 parking spaces required for the two new dwellings.

The access needs to be changed so that vehicles can safely access and leave the parking area when vehicles are parked to the front of nos. 5 and 6 Saunders Road within the curtilage of those dwellings and outside of the 3m wide adopted highway. Re-orientating the 2 spaces that are shown at right angle to Saunders Road through 90 degrees so that all spaces are accessed from a 5m wide access to the southern edge of the site is recommended. This will enable cars to access without impinging on the spaces to the front of nos. 5 and 6 and a section of the wall and the lighting column can then be retained.

In addition to the proposed cycle stores, each dwelling should be provided with a 7Kw 32 Amp electric vehicle charging point.

### Highways Structures

Details of excavations and the temporary support that is to be provided during construction of parking area are to be submitted to satisfy the highway authority that support to the highway is provided at all times.

The application includes a boundary fence alongside the public highway, the responsibility for maintenance for this structure will fall to the property owner.

### Lead Local Flood Authority

No objection

### Coal Authority

No objection

## **Other Representations**

### 4.3 Local Residents

- 4 letters of objection from have been received, summarised as follows:
- the road is very narrow
  - It is hard for large vehicles to access the road
  - Cars at no's 5 and 6 would not be able to park outside their houses as it is too narrow
  - Satisfactory parking is required
  - No. 10 already has off road parking so it is not necessary to make another access
  - When cars are parked on their spaces in front of their property's there would be room for cars to turn out onto the lane from no. 10
  - Concern over the lighting and telephone mast
  - It took a considerable time to get the lights installed in this road. The road was in total darkness and there were a lot of anti-social activities that went on. Both lights are essential for the safety and security of the properties and cannot be removed.
  - Our driveway will be directly opposite the proposed new parking spaces and the small lane is already congested and can be tricky to navigate.
  - The space will become even more constrained
  - it would be a shame to lose the green space of the garden to make way for parking
  - the project could go ahead using the existing driveway, outhouses and parking on the main road as some occupants of Saunders Road have to resort to.

## 5. **ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

The NPPF emphasis is on sustainable growth, including boosting housing supply and building including through windfall development, except where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policy framework. New residential development on sites within the urban area and the curtilage of dwellings are, in Local Plan policy terms, acceptable in principle, subject to the proposal satisfying other material considerations, such as density, design, residential amenity, parking and highway safety and drainage. Policies CS16 and CS17 of the Core Strategy seek to achieve an efficient use of land, maximise housing supplied at locations where there is good pedestrian access to frequent public transport services, and provide a mix of housing types. Policy PSP39 states that the conversion or sub division of existing residential buildings into smaller units of self-contained residential accommodation will be acceptable, provided that they would not harm the character and amenity of the area or prejudice the amenity of neighbours, provide adequate amenity space and provide parking, in accordance with the Councils parking standards. These issues are addressed in the following sections.

### 5.2 Residential Amenity

The changes required to the property are minimal and it is not considered that they or the conversion to two dwellings would impact upon the residential amenity of the surrounding area to a material degree. There is considered to be sufficient living space with adequate dimensions and windows/light in each case within the subdivided properties.

- 5.3 Associated amenity space and access for the properties would be provided and remain for the host property. Private amenity space would be provided for the additional dwelling. Available amenity space would not be impacted by the proposals as no additional building is proposed. The amenity space associated with the additional new property is given as 48m<sup>2</sup>. Council guidance for a 2 bedroom dwelling is to provide from 50m<sup>2</sup>. The site is in a relatively high density urban area, on sustainable transportation routes and also has access in close proximity to designated open space and recreation areas (Page Park in particular). On this basis, and in accordance with policy recognition in terms of certain locations and circumstances of a particular site, the shortfall of 2 square metres is not considered to give rise to significant material harm in this particular instance and the amenity space provided is considered sufficient taking into account the circumstances of the site. The area available is existing curtilage and is therefore considered to be sufficient and useable in terms of space and function for each property when sub-divided. On this basis it is considered that there would be sufficient private amenity space within the private curtilage of the plots to serve the requirements of both dwellings.
- 5.4 Design  
The changes proposed to the property are minimal and would not materially affect the appearance of the site. The main changes are windows and door openings to provide light and access around the site and to the curtilage.
- 5.5 Transportation  
The comments above are noted. Additional revised plans have been received illustrating that all spaces are accessed from a 5m wide access to the southern edge of the site as recommended. This will enable cars to access without impinging on the spaces to the front of nos. 5 and 6 and a section of the wall and the lighting column can then be retained. Measurements of the spaces provided indicate sufficient width and depth, in accordance with Councils standards, in this area to provide three spaces A condition is proposed securing the provision of all associated spaces, prior to occupation and to be retained thereafter. Unauthorised parking or blocking of rights of access are civil and legal highways issues.
- 5.6 Drainage  
There are no objections to the proposals on drainage grounds.
- 5.7 Community Infrastructure Levy  
The planning application would be CIL liable. Information regarding the Council's approach to CIL is available on the Council's website, also included in the CIL and s.106 Planning Obligations SPD.
- 5.8 Equalities  
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between

people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

## **6. CONCLUSION**

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

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

## **7. RECOMMENDATION**

7.1 That this application is granted subject to the conditions recommended.

### **CONDITIONS**

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:  
Location Plan, Block Plan and Existing and Proposed Plans and Elevations (Ref. 15062 1 Rev), received by the Council on the 6th August 2021.

Reason:

To define the terms and extent of the permission.

3. Prior to the first occupation of the additional dwelling, each dwelling shall be provided with a 7Kw 32 Amp electric vehicle charging point.

Reason:

In the interests of sustainability and in accordance with CS1 of the South Gloucestershire Local Plan Core Strategy.

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

Reason

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

**Case Officer: Simon Ford**

**Authorising Officer: Marie Bath**





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

This planning application will be added to the Circulated Schedule because the proposal has received in excess of 3No letters of objection from local residents, which are contrary to the officer's recommendation.

The application previous appeared in the Circulated Schedule in the week commencing 6<sup>th</sup> August. The decision was not issued from that Circulated Schedule pending further ecological information concerning bats. This information has since been received and assessed by the Councils ecology officer.

## **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of one and a half storey garage/ home office, as detailed on the application form and illustrated on the accompanying drawings. This application also includes a proposal for the demolition of existing garage. The siting of the proposed one and a half storey garage/ home office is set back from the existing footprint so as to provide adequate off-street parking that is clear of the public highway. This application follows on from a Pre-Application (PRE21/0151) that was received and assessed in March 2021.
- 1.2 The application site can be found at 28 Grange Park, is set within a good sized plot, and the host dwelling is an existing two storey detached property. It is located within the established built up residential area of Frenchay, and is located just outside Frenchay Conservation Area; is just outside the settlement boundary and there are 2No mature trees immediately to the rear of the existing single garage.
- 1.3 Although the application site is not within the Frenchay Conservation Area, all the neighbouring houses in the area have considerable characteristics for consideration. The application site is located circa 5.0 meters from the locally listed Dovecote Tower (as described by the Historic England Register) / ornate bird house / electricity sub-station, which was formally within the garden of Fromeshaw House. Furthermore, the application site also benefits from the Frome Valley Walkway passing through this area, along Cleeve Hill before turning into and passing through Grange Park, before continuing up towards Hambrook.
- 1.4 As part of the assessment of this full planning application, and following on from the initial comments received, the original proposed design has been revised, improving the scheme reflecting upon the comments made and a re-consultation has then taken place. The main changes are; the proposed ridge height has been lowered; the rear dormer omitted and replaced with 3No rooflights; and the single front dormer has been replaced by 2No front dormers.
- 1.5 As a result of the re-consultation, comments of support and objection have again been received from local residents but Winterbourne Parish Council have

re-considered the revised application and retracted their original objection of 6<sup>th</sup> July 2021.

- 1.6 Furthermore, and as part of the ongoing assessment of this application, a Bat Preliminary Roost Assessment has now been conducted. As a result of this survey and assessment, it has been confirmed that there are no evidence of bats. Consequently no objections are raised by the Council's Ecology officer.

## **2. POLICY CONTEXT**

### **2.1 National Guidance**

National Planning Policy Framework July 2021  
National Planning Policy Guidance

### **2.2 Development Plans**

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP18	Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest (SSSIs)
PSP19	Wider Biodiversity
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

### **2.3 Supplementary Planning Guidance**

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

## **3. RELEVANT PLANNING HISTORY**

- 3.1 PRE21/0151. Demolition of existing garage and erection of replacement double garage with workspace/consulting room above.
- 3.2 PT11/3553/F. Erection of two storey side extension to provide additional living accommodation. Approved. 06.12.2011.

- 3.3 PT01/3004/F. Erection of two storey side extension. (Amendment to previous approval to include 4.0m wide doors in side elevation). Approved. 21.01.2002.
- 3.4 PT01/0102/F. Erection of two storey side and rear extension. Approved. 02.04.2001.
- 3.5 PT00/0260/F. Erection of two storey side extension. Refused. 07.03.2000

#### 4. **CONSULTATION RESPONSES**

4.1 Winterbourne Parish Council  
No Objection as of 03/08/21 – (*original letter of Objection of 06/07/21 retracted on 03/08/21*)

4.2 Other Consultees  
Arboricultural officer  
No Objections.

Ecology Officer  
No Objections – Conditions and an informative recommended.

#### **Other Representations**

4.3 Local Residents

10No letters of Objection received (in total, in response to the original **and** the revised scheme) –

- *Concerns of visual impacts and of an overbearing nature;*
- *Concerns of over development to existing private amenity space;*
- *Concerns over the potential loss of privacy to adjacent and surrounding neighbouring properties, particularly Nos 2 and 27 Grange Park;*
- *Concerns over a potential increase in traffic and car parking associated proposal;*
- *Concerns over proposed scale and mass of building, particularly given the distinct change in ground levels to the area;*
- *Proposal currently demonstrates non-subservient features to the existing host dwellinghouse;*
- *Proximity of proposal upon the existing electricity sub-station (Dovecote), which is within the adjacent Frenchay Conservation Area;*
- *Concerns over potential impacts on the adjacent 'Dovecote' – a locally listed building and locally listed heritage site;*
- *Concerns over inward looking visible impacts towards proposal site from local surrounding area;*
- *Concerns over impacts against existing pattern of development within the immediate area of Grange Park;*
- *Concerns raised with regards to the proposed fenestration and dormers;*
- *Concerns with the inappropriate development to entrance of Grange Park*

- *Concerns over potential adverse impacts to residential amenity of surrounding neighbouring properties;*
- *Concerns over the potential visual impacts upon the adjacent Frenchay Conservation Area;*
- *Concerns that the Dovecote may be a potential bat roost site;*
- *Concerns over the potential future conversion to a separate dwelling or business accommodation or self-contained annexe;*
- *Concerns over why proposed larger builder is proposed as current parking arrangements appear adequate; and*
- *Concerns raised over location of additional proposed W/C and utility in the garage/ home office in relation to host dwellinghouse.*

15No letters of support received (in total, in response to the original **and** the revised scheme).

## **5. ANALYSIS OF PROPOSAL**

### **5.1 Principle of Development**

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

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

5.3 The proposal is for planning permission for the erection of a one and a half storey garage/home office. 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 Annexe Test**

For a proposal to be an annexe it should only contain ancillary accommodation to the main dwelling and have some form of functional and physical reliance upon the main dwelling. Ultimately, the resultant development should be one planning unit i.e. one household rather than two separate dwellings. In this instance, the proposal has very few of the elements of principal living accommodation that would enable it to be used as an independent unit of residential accommodation.

- 5.5 Officers note that the one and a half storey garage/home office would continue to share principal living accommodation, amenity space and the main driveway access of the host dwelling. Parking is proposed within and to the front of the one and a half storey garage/home office and therefore it does show physical reliance upon the main dwellinghouse. As such, officers are satisfied that that the one and a half storey garage/home office would be used ancillary to the main house. A condition would be attached to the decision notice to ensure that the annex can never be a unit separate of the host property and will remain ancillary to it.
- 5.6 Design and Visual Amenity  
Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.7 The one and a half storey garage/home office, will have a total width of 6.8 meters and be to a total depth of 5.7 metres. It will have a gable end pitched style roof, extending to 2.4 metres in height to the eaves and 5.7 meters in height to the now reduced in height ridge. The proposed one and a half storey garage/home office will also now feature 2No front dormers and 3No rooflights to the rear elevations. Other proposed openings will feature 1No garage door to the front elevation, with 1No personnel door and 2No windows to the rear, overlooking the private amenity space. As part of the re-design of the proposed one and a half storey garage/home office, 2No dormer windows are now proposed to the front façade, which officers conclude is more sympathetic and congruous with the host dwellinghouse.
- 5.8 As part of the assessment of this application, comments were originally made in response to the original design in respect of its scale and mass in terms of its proposed height and its siting. The proposal has now been revised, and the scale reduced in terms of the overall height proposed, and a re-consultation has been undertaken. Officers note that the although the proposed use of the one and a half storey garage/home office is only proposed as exactly that, that its revised scale and height proposed is now considered that it would not create any unnecessary impacts on the existing street scene, and given the existing properties on Grange Park, that it will not create any significant impacts to the streetscene, pattern of development or the adjacent Conservation Area or Commons, Open Spaces and Valley character area.
- 5.9 The one and a half storey garage/home office does reflect the existing envelope of materials of the host dwellinghouse and its neighbouring properties, and overall it has been proposed through its design to complement the existing dwelling in the choice of materials, details and components, ensuring that the aesthetical appearance of the dwelling continues to compliment neighbouring properties, matching materials and components to the existing dwelling where possible. Officers have concluded that the scale and form of the proposal does now respect the proportions and character of the host dwellinghouse, and therefore the proposal is found to be in compliance

with policies Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan.

- 5.10 Furthermore, officer's note that the proposed one and a half storey garage/home office, although sited within the existing footprint of the existing single garage that it will continue to be located adjacent to the locally listed Dovecote Tower. The proposed garage/home office is to be sited circa 5.0 meters away from the Dovecote Tower, and would be slightly set away from the existing Cotswold stone boundary wall, and subsequently the conservation area boundary. Furthermore, the proposed garage/home office is also proposed to be set back by just over 0.5 meter to permit vehicles to park in front of the building with sufficient driveway length to avoid overhanging onto the highway. Again, given the significant mature surrounding specimen and important group of trees that are located just beyond the existing stone boundary wall within the conservation area, such trees and vegetation will continue to provide some natural screening to the proposal.
- 5.11 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; and odours, fumes or vibration.
- 5.12 The proposed one and a half storey garage/ home office will be approximately 14 meters away from the front gardens of Nos 1, 2, and 3, Grange Park, and approximately 20 meters away from the potential habitable room windows of the front façade of these properties. In accordance with the South Gloucestershire Household Design Guide SPD, sufficient distance is therefore provided between these neighbouring properties and the application site, and therefore does not create any harmful or significant overbearing impacts upon those properties.
- 5.13 In terms of loss of light, it is not considered that a one and a half storey garage/ home office of this size and scale would significantly exacerbate the current situation and lead to an unacceptable loss of light. The proposal is also considered to be a sufficient distance away from and have an acceptable relationship with No 27 Grange Park in terms of any overbearing impacts or loss of light to the property.
- 5.14 As previously mentioned, the proposed one and a half storey garage/ home office would be approximately 20 meters away from the front windows of Nos 1, 2 and 3 Grange Park. The proposed one and a half storey garage/ home office introduces 2no. dormer windows on the front elevation, and officers therefore have considered that a sufficient distance is available for there to be no undue loss of privacy.

- 5.15 The impact on residential amenity has been assessed in terms of the surrounding neighbouring properties. The proposed one and a half storey garage/home office will not project into the rear amenity space any further than the existing host dwelling, and given the scale, location and built form of the proposal, officers have concluded that the proposal should not create any overbearing or dominant impacts.
- 5.16 Concerns have been raised in terms of this proposal and its impact upon the adjacent Frenchay Conservation Area, particularly given its proposed siting. Officers note that some occasional and glimpsed views will be possible from Beckspool and Cleeve Road towards the application site, but despite the nature of the character area of this part of the conservation area '*Commons, Open Spaces & Valley*' as described on Plan 1 (1a Character Areas (inset plan)) of the Frenchay Conservation Area SPD, officers have concluded that any visual impacts would be negligible in this location due to the proposed set back and existing vegetation to the boundary.
- 5.17 Following on from some the received comments, it has been considered that some harm may be caused by the location of the proposal. However officers note that although the new build will replace the existing garage, the increased footprint is not expected to be significantly harmful to the Dovecote / ornamental bird house / sub-station. It is also noted that as the proposed development is contained within the boundary of the modern housing development to the east and will be in keeping, it has been summarised that the visual impact on the heritage asset is considered low. Also, and as there a dense green screen between the Dovecote and No 28, it is believed that this will further deflect any potential impacts of the new garage. Therefore, officers have concluded that the proposed new development will not significantly impact on the character or setting of the conservation area or the adjacent heritage asset and that any potential harm is considered to be less than substantial.
- 5.18 Transport  
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The existing garage will be demolished and replaced by the proposed one and a half storey garage/home office. Having viewed the revised plans, adequate off street parking will be provided to the front of the garage with sufficient driveway length to avoid overhanging onto the highway. The existing access would be widened and as such the applicant will need to contact South Gloucestershire Council Streetcare department in order to obtain specifications for extending the drop the kerb. Therefore, there are no transportation objections.
- 5.19 Private Amenity Space  
The dwelling benefits from a good amount of existing private amenity space to both the front and rear of the property. PSP43 sets out standards which are based on the number of bedrooms at a property. No concern is raised on the level of amenity space being proposed.
- 5.20 Arboricultural Officer  
Provided that the works are under taken in strict accordance with the submitted 'Hillside Arboricultural report' and a watching brief/supervision is maintained by

the project Arboricultural consultant for the installation of the foundations, there are no objections to this proposal. The applicant is to note that an Arboricultural Officer will need to be contacted prior to commencement in order to check compliance of the works.

5.21 Ecology Officer

Following concerns raised, a Bat Preliminary Roost Assessment was requested and submitted. The existing garage was assessed for its suitability for roosting bats and although was initially classed as low, this was downgraded to negligible as the report states that all features were inspected and found no evidence of bats.

5.22 Further advice has also been given by the Council's Ecologist that as there are features suitable for bats, it is expected that mitigation is to be undertaken which will include an inspection immediately prior to works commencing and a precautionary working method when removing the tiles. It is therefore recommended that the tiles are to be removed by hand and lifted up away from the roof instead of slid to reduce the likelihood of injury or disturbance to bats in the event that they are present. A condition to this affect will be added, should officers be minded to approve this application. Finally, if any bats are found throughout the works, works are to cease immediately and a suitably qualified ecologist or member of Natural England are to be consulted immediately.

5.23 Additional comments were also made in respect of birds. Although it is noted that the report does not detail evidence of birds or the potential for nesting birds, it is assumed that neither are present. However, if birds are present during any of the proposal, again it is recommended that works are to cease immediately and can then commence once all young have fledged. Overall, it was concluded that no more surveys are required and subject to the proposed conditions, that the application is acceptable in ecology terms.

5.24 Other Matters

Overall, 8No letters of objection in total have been received in relation to this proposal, both in response to the original design and the revised scheme. Some concerns have been raised in relation to the following:

- *Concerns over the potential future conversion of this building to a separate dwelling or business accommodation or self-contained annexe;*
- *Concerns over why a proposed larger garage is proposed as the current parking arrangements are adequate; and*
- *Concerns have been raised over the additional proposed W/C and utility are located in the garage/ home office.*

Although officers note these additional concerns raised, they are not material considerations in respect of this planning application.

5.25 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.

5.26 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 one and a half storey garage/home office hereby permitted shall not be occupied at any other time other than for ancillary purposes as part of the main residential use of the dwelling known as 28 Grange Park, Frenchay, BS16 2SZ.

Reason

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

3. The development shall proceed in strict accordance with the Mitigation Measures provided in the Bat Preliminary Roost Assessment (Enzygo, August 2021).

Reason

To ensure the works are carried out in an appropriate manner and in accordance with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

4. Prior to the installation of any external lighting, details of the lighting, including specification and location are to be submitted to the local authority for written approval. All development must be carried out exactly in accordance with the details agreed. For the avoidance of doubt, if no external lighting is proposed, no details need be submitted.

Reason

To ensure the works are carried out in an appropriate manner and in accordance with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

5. Prior to the commencement of works a plan showing the location and specification of the ecological enhancements shall be submitted to the local authority for written approval - these details shall include but not limited to bat boxes. Development shall be carried out exactly in accordance with the details agreed.

Reason

To ensure the works are carried out in an appropriate manner and in accordance with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

6. Within 7 days of works commencing an inspection is to be undertaken by a suitably qualified ecologist to ensure bats are not present and a precautionary working method removing the roof tiles is to be followed. For the avoidance of doubt, this includes removing the tiles by hand and lifting up away from the roof rather than sliding the tiles.

Reason

To ensure the works are carried out in an appropriate manner and in accordance with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

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

001 Location and Block Plan (Date received 21/06/21)  
002 Rev A Existing Site Plan (Date received 21/06/21)  
003 Rev A Existing Elevations (Date received 21/06/21)  
004 Existing Rear Elevations (Date received 21/06/21)  
005 Rev A Existing Floor Plan (Date received 21/06/21)  
100 Rev E Proposed Site Plan (Date received 15/07/21)  
101 Rev F Proposed Floor Plans, Elevations and Section (Date received 15/07/21)  
102 Rev D Proposed Streetscene (Front) (Date received 15/07/21)  
103 Rev D Proposed Streetscene (Rear) (Date received 15/07/21)  
Arboricultural Report (Date received 21/06/21)  
Design Statement (Date received 21/06/21)  
Bat Preliminary Roost Assessment (Date received 01/09/21)

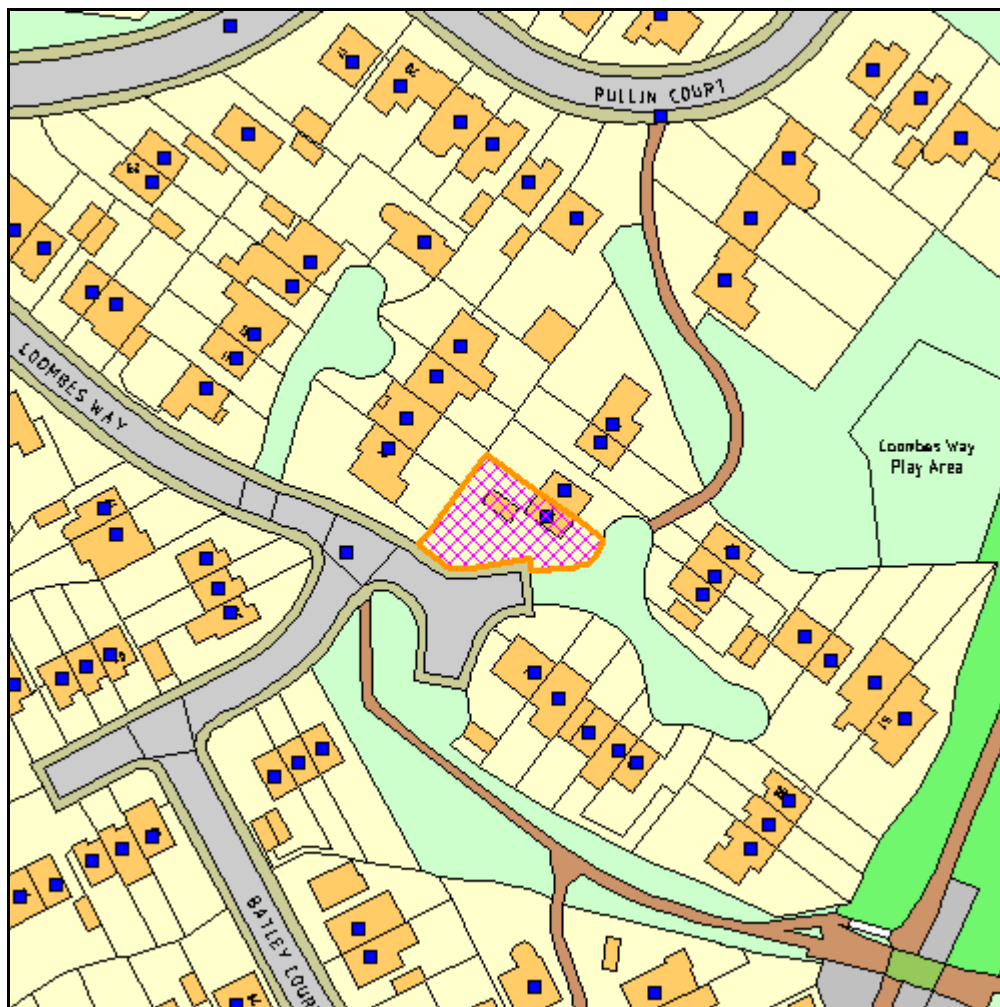
Reason

To define the terms and extent of the permission

**Case Officer: Helen Turner**  
**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 36/21 - 10th September 2021**

<b>App No.:</b>	P21/04594/F	<b>Applicant:</b>	Mrs Wendy Gane
<b>Site:</b>	31 Coombes Way North Common South Gloucestershire BS30 8YW	<b>Date Reg:</b>	27th July 2021
<b>Proposal:</b>	Demolition of existing garage. Erection of a two storey side extension to form additional living accommodation.	<b>Parish:</b>	Bitton Parish Council
<b>Map Ref:</b>	367617 171904	<b>Ward:</b>	Bitton And Oldland Common
<b>Application Category:</b>	Householder	<b>Target Date:</b>	16th September 2021



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. N.T.S. P21/04594/F

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

This planning application will be added to the Circulated Schedule because the proposal has received 3No Objections from neighbouring Local Residents, which are contrary to the officer's recommendation.

## **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of a two storey side extension to form additional living accommodation, as detailed on the application form and illustrated on the accompanying drawings. The application also includes the demolition of an existing garage.
- 1.2 The application site can be found at 31 Coombes Way, is set within a very substantial sized plot, and is an existing two storey semi-detached property. It is located within North Common.
- 1.3 As part of the assessment and evolvement of this planning application, negotiations have been undertaken to improve the design proposal, as the original proposal was unproportioned to the host dwellinghouse. Concerns were also raised by various parties in respect of the capacity of the proposed off-street parking and its siting. A revised scheme/proposal was submitted and a further consultation has been carried out, and further/revised comments received.

## **2. POLICY CONTEXT**

### **2.1 National Guidance**

National Planning Policy Framework July 2021  
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
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
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

### **3. RELEVANT PLANNING HISTORY**

3.1 None relevant.

### **4. CONSULTATION RESPONSES**

4.1 Bitton Parish Council  
No Objections.

4.2 Other Consultees  
Sustainable Transport – Transportation DC  
Comments made.

Environmental Protection  
No Objections – Informatives recommended.

#### **Other Representations**

4.3 Local Residents

3No letters of Objection received –

- *Concerns over the siting and positioning of one of the proposed off-street parking spaces (accessed between dwellings Nos 29 & 31);*
- *Concerns over potential breach of security to homes in the immediate area through the removal of vegetation and fencing through the creation of the 1No parking space accessed between dwellings No 29 & 31;*
- *Concerns over the potential loss of natural light from the above proposed off-street parking space;*
- *Concerns over the proposal being overbearing and creating a loss of privacy;*
- *Concerns over loss of green space and vegetation to the immediate area;*
- *Concerns over the potential increase in traffic flow to the immediate area; and*
- *The proposal is viewed to have the potential to cause disruption, and increased noise to the area.*

### **5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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

- amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.
- 5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.
- 5.3 The proposal is for planning permission for the erection of a two storey side extension to form additional living accommodation. Consequently the main issues to deliberate are the impact on the character of the area and the principle dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision.
- 5.4 Design and Visual Amenity  
Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.5 The two storey side extension will now have a maximum width of 3.30 metres and will be to an overall depth of 7.6 metres (depth of the existing host dwellinghouse). It will have a gable end pitched roof, which will maintain the existing eaves height of the host dwellinghouse but will be stepped down from the existing ridge. It will feature 4No windows and 1No patio door to the ground floor and 2No windows to the first floor; 1No to the front overlooking the public realm and 1No to the rear, overlooking the private amenity space.
- 5.6 The proposal has been proposed through its design to complement the existing dwelling in the choice of materials, details and components, ensuring that the aesthetical appearance of the dwelling continues to compliment neighbouring properties, matching materials and components to the existing dwelling where possible, and therefore the scale, siting and form of the proposed extension now respects the proportions and character of the existing dwellinghouse and those in the existing streetscene.
- 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; and odours, fumes or vibration.
- 5.8 The impact on residential amenity has been assessed in terms of the surrounding neighbouring properties. Although 2No small windows are proposed to the side façade (ground floor only) and 3No windows to the front

facade, officers area satisfied that any potential impacts of the proposed gable end, two storey side extension, given its position, orientation and scale, will not create any significant overbearing impacts, loss of privacy or natural light, on the neighbouring residential amenity of their properties.

#### 5.9 Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. Although this proposal will increase the number of bedrooms to 3No, the proposed Location and Block plan indicates that there is space for 2No off street car parking spaces available, which is compliant with the South Gloucestershire Council parking standards.

5.10 As part of the assessment of this planning application, many concerns were raised in respect of the positioning and siting of the 2No proposed off-street parking spaces. Aside the comments received from local residents, Sustainable Transport officers also provided comments in respect the proposed layout of the 2No parking spaces. As such, these issues raised have now been resolved and a revised Location and Block Plan was submitted for comment. The application is now acceptable in transport terms.

5.11 In terms of the concerns raised by neighbouring residents and the positioning of the 1No parking space proposed between Nos 29 and 31, this particular proposed parking space has now been sited further from the boundary between Nos 29 and 31 (as shown on the proposed Location and Block Plan), retaining and maintaining some of the existing vegetation and open green space to the edge of these properties.

5.12 Furthermore, the proposed visibility and new 1.8 meter high timber fencing to the boundary has also been re-configured, easing the access, maintaining the security and improving the visibility in the manoeuvrability from this space.

#### 5.13 Private Amenity Space

The dwelling benefits from a good amount of existing private amenity space to both the front and rear of the property. PSP43 sets out standards which are based on the number of bedrooms at a property. Although there is an increase in the number of bedrooms from 2No to 4No, there is no concern raised on the level of amenity space being proposed.

#### 5.14 Other Matters

Concerns were also raised in terms of the potential introduction of increased traffic flow, disruption and noise to the immediate area of Coombes Way. Although these concerns are noted, officers do not consider these concerns significant enough to warrant a refusal.

#### 5.15 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.

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

## **6. CONCLUSION**

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

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

## **7. RECOMMENDATION**

7.1 It is recommended that planning permission is **GRANTED**.

### **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:

- 01 Site Location and Block Plan (Date received 24/06/21)
- 02 Rev C Proposed Location and Block Plan (Date received 08/09/21)
- 03 Existing Floor Plan (Date received 26/07/21)
- 04 Rev A Proposed Ground Floor Plan (Date received 11/08/21)
- 05 Rev A Proposed First Floor Plan (Date received 11/08/21)
- 06 Rev A Proposed Elevations (Date received 11/08/21)
- 07 Screening Fence Plan (Date received 24/06/21)
- Design Statement (Date received 24/06/21)

Reason

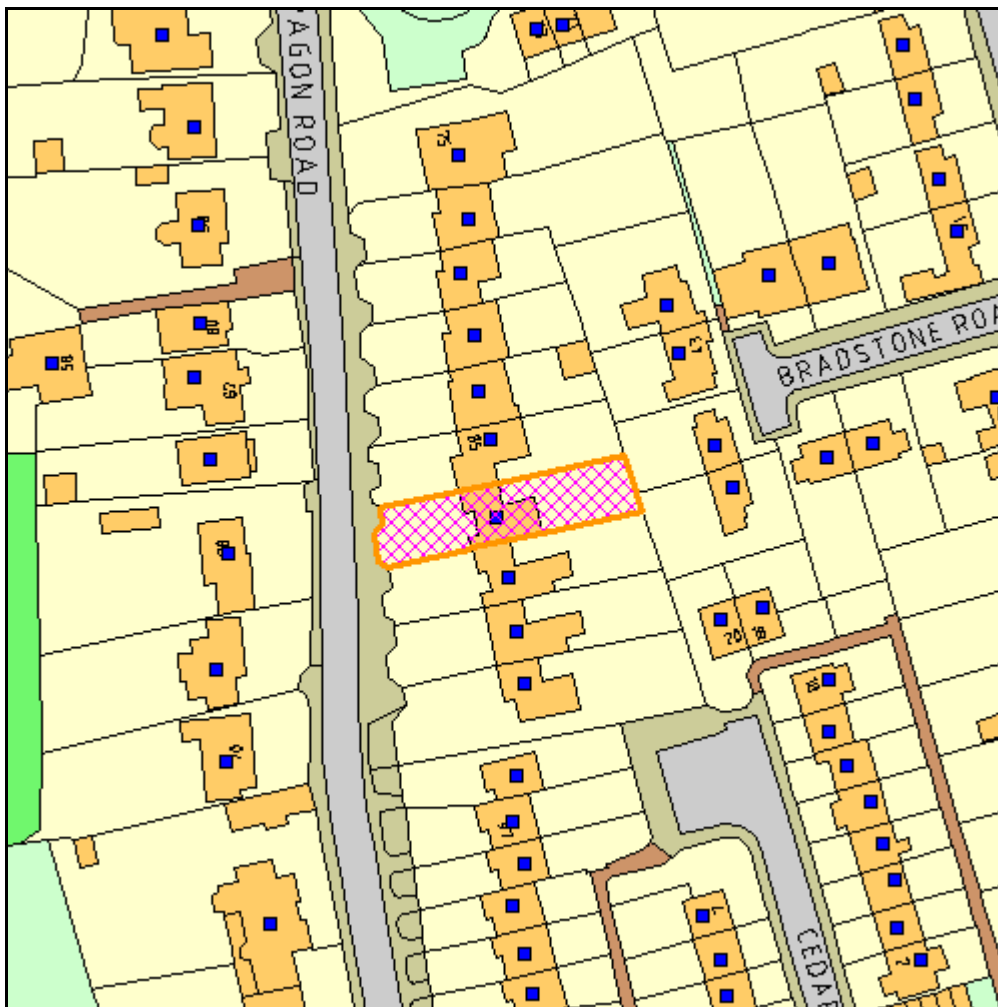
To define the terms and extent of the permission.

**Case Officer: Helen Turner**  
**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 36/21 - 10th September 2021**

<b>App No.:</b>	P21/04805/F	<b>Applicant:</b>	Mr S Dando
<b>Site:</b>	87 Dragon Road Winterbourne South Gloucestershire BS36 1BH	<b>Date Reg:</b>	9th July 2021
<b>Proposal:</b>	Erection of a first floor and two storey side and rear extension to form additional living accommodation.	<b>Parish:</b>	Winterbourne Parish Council
<b>Map Ref:</b>	364839 180183	<b>Ward:</b>	Winterbourne
<b>Application Category:</b>	Householder	<b>Target Date:</b>	31st August 2021

---



© South Gloucestershire Council 2007.all rights reserved.  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
100023410, 2008. N.T.S. P21/04805/F

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

This planning application will be added to the Circulated Schedule because the proposal has received 1No objection from Winterbourne Parish Council, which is contrary to the officer's recommendation.

## **1. THE PROPOSAL**

1.1 The application seeks planning permission for the erection of a first floor and two storey side and rear extension to form additional living accommodation, as detailed on the application form and illustrated on the accompanying drawings. The application will also include some internal alterations to facilitate the aforementioned proposals.

1.2 The application site can be found at 87 Dragon Road, is set within a good sized plot, and the host dwelling is an existing two storey link detached property. It is located within the residential area of Winterbourne.

## **2. POLICY CONTEXT**

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

2.2 Development Plans  
South Gloucestershire Local Plan Core Strategy Adopted December 2013  
CS1 High Quality Design  
CS4a Presumption in Favour of Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility

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  
PSP17 Heritage Assets and the Historic Environment  
PSP38 Development within Existing Residential Curtilages  
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted 2007)  
Residential Parking Standards SPS (Adopted) 2013  
Household Design Guide SPD (Adopted 2021)

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P95/1717. Erection of pitched roof over existing garage. Approved. 27.06.1995.
- 3.2 P95/2579. Erection of pitched roofs over garage and porch of No. 89 and over porch of No. 87. Approved. 11.12.1995.

### **4. CONSULTATION RESPONSES**

- 4.1 Winterbourne Parish Council  
1No letter of Objection - *the same objection stands as per previous reasoning in which the Parish Council feel have not been addressed. The Parish Council would like further information to clarify the situation of tree removal and address potential concerns around the ever increasing area of the garden on this property being turned over to hard standing and potential effects on neighbouring properties.*

#### **Other Representations**

- 4.2 Local Residents  
No Comments received.

### **5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.
- 5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.
- 5.3 The proposal is for planning permission for the erection of a first floor and two storey side and rear extension to form additional living accommodation. Consequently the main issues to deliberate are the impact on the character of the area and the principle dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision.
- 5.4 Design and Visual Amenity

- Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.6 The proposed two storey rear/side extension will extend by 2.1 meters from the original side façade and by 2.1 metres from the original rear facade. The side extension will continue at first floor level out towards the front façade, creating additional accommodation. It will feature a hipped roof, and maintain the existing eaves and ridge height of the existing dwellinghouse. This extension will introduce 1No bi-fold doors to the ground floor and 1No window to the first floor, to the rear façade, and 1No window to the first floor front façade overlooking the public realm. Furthermore, 2No velux windows will also be introduced to the roof of the side extension.
- 5.7 A small front extension will create a new entrance/porch to the front of the property, and will extend to a width of 2.4 meters and a depth of 1.5 meters. It will have a lean to roof and will extend to 2.2 meters to the eaves from ground level. 1No window and 1No new entrance door is proposed into the front amenity space.
- 5.8 The extensions have been proposed through their design to complement the existing dwelling in the choice of its materials, details and components, ensuring that the aesthetical appearance of the dwelling continues to compliment both the neighbouring and host property, matching materials and components where possible, and therefore the scale and form of the proposed extensions will respect the proportions and character of the existing dwelling. It is therefore not considered that the proposal would detract from the appearance of the original dwellinghouse or negatively impact the visual amenity of the street scene or character of the area.
- 5.9 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; and odours, fumes or vibration.
- 5.10 The impact on residential amenity has been assessed in terms of the surrounding neighbouring properties and it has been considered that any proposed impacts on the neighbouring dwellings are likely to be very limited. Given the scale and location of the proposals, they should not implement any unnecessary impacts on the residential amenity of the neighbouring occupiers.

- 5.11 Transport  
Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. Subject to 2No off street car parking spaces remaining and being maintained as such, there are no transport concerns.
- 5.12 However, Winterbourne Parish Council have raised concerns with regards to potential concerns in respect of an increased area of the garden being turned over to hard standing and its effects upon adjacent neighbouring properties. Officers have considered and assessed this potential concern and impact upon neighbouring properties and have considered that the proposal demonstrates that it will not increase the existing area of hard standing to accommodate these extensions. If subsequently any hardstanding is created under permitted development rights, this would not be within the control of the LPA.
- 5.13 Concerns were also raised by the Parish Council with regards to the situation of the potential tree removal. Officers note the existing mature trees to the tree lined street of Dragon Road, and have concluded that it is not part of the proposal and that the existing tree is outside of the residential curtilage.
- 5.14 Private Amenity Space  
The dwelling benefits from a good amount of existing private amenity space to the property. PSP43 sets out standards which are based on the number of bedrooms at a property. There is no concern raised on the level of amenity space being proposed.
- 5.15 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.
- 5.16 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:

PL01 Site Location Plan (Date received 06/07/21)

PL02 Existing Block Plan

PL03 Rev A Existing Floor Plans

PL04 Rev A Existing Elevations

PL05 Rev B Proposed Floor Plans

PL06 Rev C Proposed Elevations

PL07 Proposed Block Plan

Reason

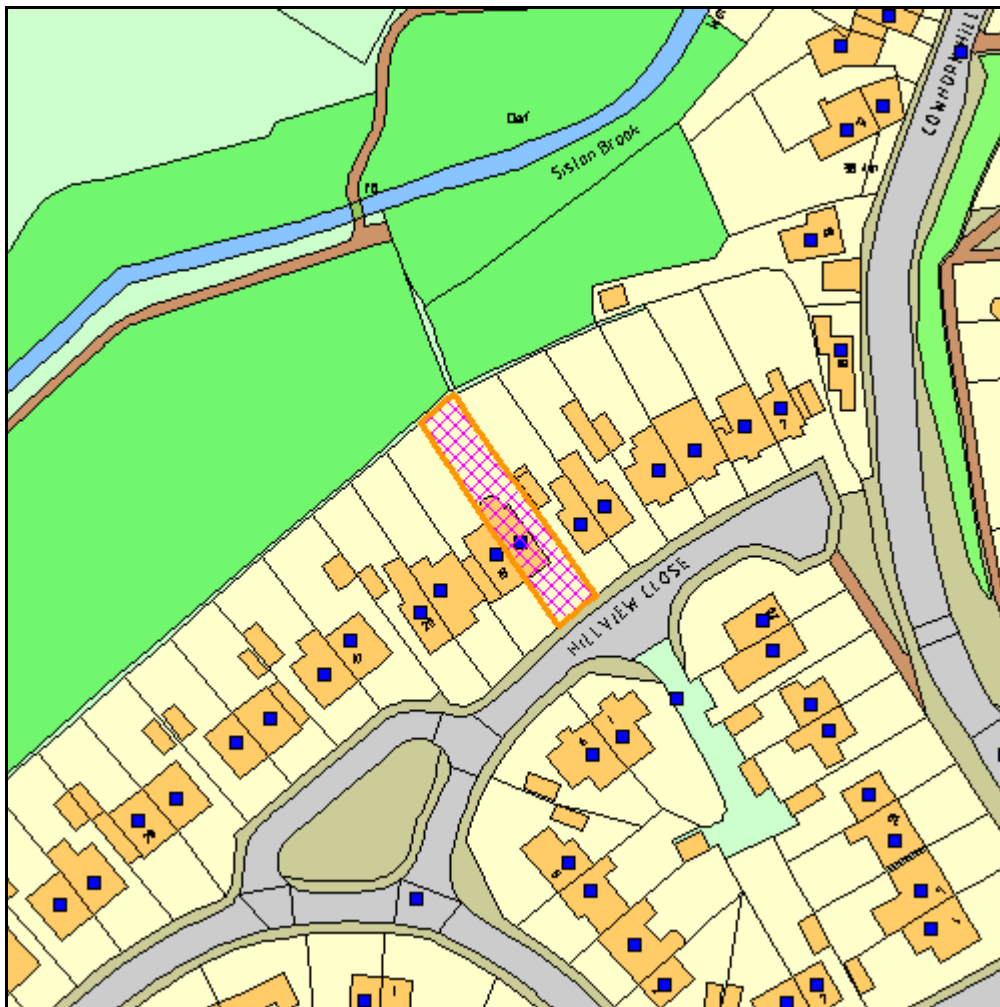
To define the terms and extent of the permission.

**Case Officer: Helen Turner**

**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 36/21 - 10th September 2021**

<b>App No.:</b>	P21/05258/F	<b>Applicant:</b>	Davies
<b>Site:</b>	14 Hill View Close Oldland Common South Gloucestershire BS30 9RX	<b>Date Reg:</b>	3rd August 2021
<b>Proposal:</b>	Erection of two storey side and single storey rear extension to form additional living accommodation and storage.	<b>Parish:</b>	Bitton Parish Council
<b>Map Ref:</b>	367012 171861	<b>Ward:</b>	Bitton And Oldland Common
<b>Application Category:</b>	Householder	<b>Target Date:</b>	23rd September 2021



© South Gloucestershire Council 2007.all rights reserved.  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
100023410, 2008. **N.T.S.** **P21/05258/F**



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

This planning application will be added to the Circulated Schedule because the proposal has received 1No objection from Bitton Parish Council, which is contrary to the officer's recommendation.

## **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of two storey side and single storey rear extension to form additional living accommodation and storage, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at 14 Hill View Close, is set within a good sized plot, and is an existing two storey semi-detached property. It is located within the established built up residential area of Oldland Common.

## **2. POLICY CONTEXT**

### 2.1 National Guidance

National Planning Policy Framework July 2021  
National Planning Policy Guidance

### 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

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

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

### 2.3 Supplementary Planning Guidance

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

## **3. RELEVANT PLANNING HISTORY**

- 3.1 PK02/2534/F. Erection of two storey side extension and rear conservatory. Approved. 28.10.2002.

- 3.2 K4499/1. Bay window to form lounge extension (previous id: K4499/1)  
Approved. 17.07.1987
- 3.3 K4499. Erection of first floor rear extension (previous id: K4499). Approved.  
09.05.1984.

#### 4. **CONSULTATION RESPONSES**

- 4.1 Bitton Parish Council  
1No letter of Objection -  
*Councillors would like to raise concerns over the overbearing aspect of the development.*
- 4.2 Other Consultees  
Sustainable Transport – Transportation DC  
No Objections.
- Environmental Protection  
No Objections - Informatives recommended
- Environmental Protection - Contaminated Land Officer  
No Objections - Informatives recommended
- 4.3 Local Residents  
No Comments received.

#### 5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.
- 5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.
- 5.3 The proposal is for planning permission to the existing dwelling for the erection of a two storey side and a single storey rear extension to form additional living accommodation and storage. Consequently the main issues to deliberate are the impact on the character of the area and the principle dwelling; the impact development may have on the amenities of neighbouring occupiers and the

resultant dwelling; and the proposals impact on highway safety/parking provision.

#### 5.4 Design and Visual Amenity

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

5.5 The ground floor element of the proposed two storey side extension, will have an overall width of 2.465 metres, and an overall depth of 10.0 metres, which includes a covered entrance and ground floor storage room, with 1No personnel door proposed to the rear façade into the private amenity space.

5.6 The first floor element of the proposed two storey side extension, will have an overall width of almost 2.465 meters (as the ground floor element) but will only be to a depth of 6.950 meters from the front facade, with 1No window overlooking the public realm and 1No window overlooking the private amenity space to the rear. In the main, it will have a gable end pitched roof, maintaining the existing eaves height and it will be stepped down from the existing ridge. However, there will also feature a lean to roof with 1No rooflight over the rear section of the ground floor extension, and it will extend to 2.2 meters from ground level.

5.7 The extension has been proposed through its design to complement the existing dwelling in the choice of materials, details and components, ensuring that the aesthetical appearance of the dwelling continues to compliment neighbouring properties, matching materials and components to the existing dwelling where possible, and therefore the scale and form of the proposed extensions will respect the proportions and character of the existing dwelling.

#### 5.8 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.

5.9 The impact on residential amenity has been assessed in terms of the adjacent neighbouring properties. The proposed two storey side development will result in some impacts as it will introduce new development at the side of the property, and therefore it is appropriate to consider the level of the impact having regards to the nature and scale of the development proposed.

5.10 The proposed two storey side extension is located to the side of the host dwellinghouse providing an additional accommodation and it will comprise of an overall size of 6.950 meters in depth, by 2.465 meters in width. In line with the *South Gloucestershire Council Household Design Guide Supplementary*

*Planning Guidance (Adopted 2021)*, the aforementioned elements of residential amenity; loss of light and overbearing impacts have been considered below.

- 5.11 In terms of a loss of potential light, and any overbearing effect, it is noted that the proposed extension would project for 6.950 meters along the boundary with the adjacent neighbouring property No 12. Officers are mindful of the main entrance door and a ground floor window in the side elevation of No 12 facing towards the application site. However, on balance, because the proposed extension lies to the west of No. 12, any loss of daylight during the course of the day would be minimal. With the Council's recently adopted *Household Design Guide SPD*, the proposal has also been considered in terms of the 45 degree test which seeks to test whether there would be likely to be an overbearing effect, loss of light or outlook. For the majority of the daytime hours, the side façade of the application site, faces an easterly direction, and therefore officers have concluded that its impact will be minimal and that a good amount of natural light will still be achievable.
- 5.12 The presence of the proposed two storey side extension in terms of its scale and mass has been assessed and it is concluded that officers are satisfied that the development will not result in unacceptable impacts upon the occupants of the adjacent neighbouring dwelling at No 12 Hill View Close sufficient to warrant refusal of the application.
- 5.13 Transport  
Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. No increase to the existing number of bedrooms is proposed and 2No off street parking spaces are provided which is in line with South Gloucestershire Council's minimum parking standards for a 3No bed dwelling. Therefore there are no transportation objections.
- 5.14 Private Amenity Space  
The dwelling benefits from a good amount of existing private amenity space to the property. PSP43 sets out standards which are based on the number of bedrooms at a property. The proposed extension will not create any additional bedrooms therefore no concern is raised on the level of amenity space being proposed.
- 5.15 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.

5.16 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:

Location Plan (Date all received 29/07/21)

Existing Site Plan

Existing Elevations

Existing Ground Floor Plan

Existing First Floor Plan

Proposed Site Plan

Proposed Elevations

Proposed Ground Floor Plan

Proposed First Floor Plan

Reason

To define the terms and extent of the permission.

**Case Officer: Helen Turner**

**Authorising Officer: Marie Bath**