

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: 07/21

Date to Members: 19/02/2021

Member's Deadline: 25/02/2021 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2020. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid Member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule.

Before referring an item to the Committee, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee. You may also wish to refer to the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

PLEASE NOTE: The circulated schedule process is only open to elected Members of South Gloucestershire Council.

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate planning committee then a referral should:

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral You may wish to consider the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

If would be helpful if you could indicate if you:-

- Have discussed the application(s) with the Case Officer and/or Development Manager
- Have discussed the application(s) with ward Member(s) if the site is outside of your ward
- Consider the site would benefit from a visit by the committee, setting out the reasons

Valid referral requests will be considered by the Committee Chair, in consultation with the Spokes, against the criteria given in the Members' Planning Code of Good Practice in the Council's constitution and you will be notified of the Chair's decision. Applications which are not referral, or where the referral request is not agreed by the Chair, will be determined by officers under delegated powers

The Circulated Schedule will always contain the following applications unless the application is required to be determined by Committee:

- 1) Any application submitted by, or jointly, or on behalf of the Council.
- 2) Any application submitted by or any matter directly affecting or involving any

Member of the Council and any application(s), submitted by an Officer of the Council working in the Strategic Planning area (specifically the Policy and Specialist Advice, Development Management, Strategic Major Sites and Planning Enforcement, Validation & Registration and Planning Technical Support teams) or any Member or Officer of the Council acting as a planning agent.

- 3) Any application requiring a new planning agreement.
- 4) Any applications requiring a modification of an existing planning agreement where in the opinion of the Director, there would be a detriment to the public benefits secured.

5) Any application where the proposed decision of the Director would, in his opinion, be contrary to the policies of the Council as expressed in the Development Plan and/or any emerging plan and require referral to the Secretary of State following approval in principle by the Council for the purposes of development control decision making.

6) Any applications, except those listed below a-f where three or more representations contrary to the Officers recommendation are received within the notification period other than from officers of the Council acting in their professional capacity.

7) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

8) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officer's recommendation from any Member of South Gloucestershire Council.

Applications that will not appear of the Circulated Schedule procedure as a result of representations received:

- a. All applications, where approval is deemed to be granted upon the expiry of a defined period
- b. All applications to be determined the lawfulness of a proposed or existing use of a site
- c. All applications for non-material amendments
- d. All applications to discharge planning conditions
- e. All applications solely required because of the removal of Permitted Development Rights or Article 4 direction
- f. Any footpath stopping up or diversion required to implement an approved scheme

Additional guidance for Members

Always make your referral request by email to MemberReferral@southglos.gov.uk (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team.

Please note a copy of your referral e mail will appear on the website.

Before referring an application always contact the case officer or Development Manager first to see if your concerns can be addressed without the application being referred.

If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward Member(s) to see what their views are, before referring the application.

Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Please do not leave it to the last minute.

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:
2. Site Location:
3. Reasons for referral:

The referral should include the reasons for the referral indicating why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issues the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay of the referral

4. If the site is outside your ward have you contacted the ward Member(s) to inform them of the referral?

5. Have you discussed the referral with the case officer or Development Manager?

6. Do you feel a site visit is required or can issues be addressed by other means e.g. further information in the report, additional presentation material, video etc.

Do you consider this is an application of strategic importance such that you would request the Director to consider using his discretion to refer the matter to the Strategic Sites Delivery Committee? If so please set out your reasons:

Date:

To be emailed to MemberReferral@southglos.gov.uk

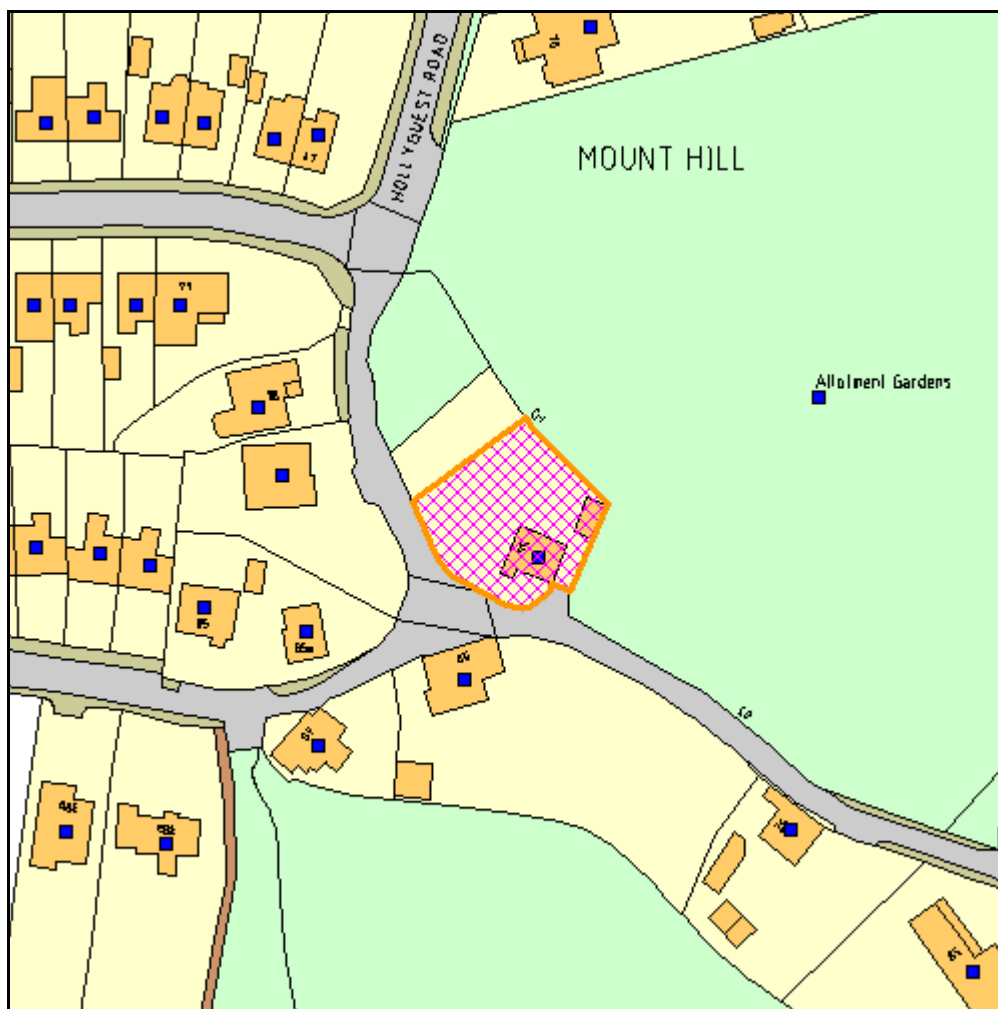
CIRCULATED SCHEDULE 19 February 2021

-

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/14750/F	Approve with Conditions	54 Hollyguest Road Hanham Bristol South Gloucestershire BS15 9NW	Hanham	Hanham Parish Council
2	P20/10509/F	Approve with Conditions	Charfield Memorial Hall Wotton Road Charfield South Gloucestershire GL12 8SR	Charfield	Charfield Parish Council
3	P20/19137/F	Approve with Conditions	St Helens C Of E Primary School Greenhill Alveston South Gloucestershire BS35 2QX	Severn Vale	Alveston Parish Council
4	P20/22309/F	Refusal	1 Wickham Close Chipping Sodbury South Gloucestershire BS37 6NH	Chipping Sodbury And Cotswold Edge	Sodbury Town Council
5	P20/24070/F	Approve with Conditions	15 Dibden Road Downend South Gloucestershire BS16 6UE	Emersons Green	Emersons Green Town Council
6	P20/24092/F	Approve with Conditions	13 Finch Close Thornbury South Gloucestershire BS35 1TD	Thornbury	Thornbury Town Council
7	P20/24104/F	Approve with Conditions	Sunnyside Bungalow Westerleigh Road Westerleigh South Gloucestershire BS37 8QH	Boyd Valley	Westerleigh Parish Council

CIRCULATED SCHEDULE NO. 07/21 -19th February 2021

App No.:	P19/14750/F	Applicant:	Mr Fiaz Ahmed
Site:	54 Hollyquest Road Hanham Bristol South Gloucestershire BS15 9NW	Date Reg:	31st October 2019
Proposal:	Change of use from (Class C3) Dwellinghouse to mixed use (Class C1) Bed and Breakfast and (Class C3) residential use, to include new access and associated works.	Parish:	Hanham Parish Council
Map Ref:	365275 172563	Ward:	Hanham
Application Category:	Minor	Target Date:	23rd December 2019



© 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.

P19/14750/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 application is referred to the Circulated Schedule in accordance with the Council Scheme of Delegation due to consultation comments received contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the change of use from (Class C3) Dwellinghouse to a mixed use (Class C1) Bed and Breakfast and (Class C3) Dwellinghouse and associated works at 54 Hollyguest Road, Hanham.
- 1.2 The property is a detached two storey dwelling with rendered elevations, a tiled roof and UPVC windows. It is set within a relatively large plot adjacent to Hollyguest Road allotments. The property benefits from a large garden space, outbuildings and hardstanding to the front.
- 1.3 It is within the built up area of Hanham and part of the East Fringe of Bristol Urban Area.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
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
CS9	Managing the Environment and Heritage
CS29	Communities of the East Fringe of Bristol Urban Area

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP38	Development in Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. **RELEVANT PLANNING HISTORY**

- 3.1 P19/3592/F – Approved – 03.06.2019
Erection of a two storey side extension to form additional living accommodation.
- 3.2 P20/21076/NMA – Approved - 23.11.2020
Non material amendment to planning permission P19/3592/F to change the window sizes and internal layout.

4. **CONSULTATION RESPONSES**

- 4.1 Hanham Parish Council
Object, site is overdeveloped, has inadequate parking provision. Loss of residential amenity for neighbouring properties. Blatant disregard for one way road system. Access issues. Cesspit is already at overflow and will cause drainage issues. The lodge chimney is considered a fire hazard.
- 4.2 Oldland Parish Council
Object, site is overdeveloped, has inadequate parking provision. Loss of residential amenity for neighbouring properties. Access issues. Cesspit is already at overflow and will cause drainage issues.
- 4.3 Sustainable Transport
No Objection, subject to condition.
- 4.4 Lead Local Flood Authority
We are in acceptance of the foul sewage disposal proposal, but await our query regarding surface water disposal
- 4.5 Environmental Protection
No Comments
- 4.6 Public Rights of Way
No Objection.
- 4.7 Open Spaces
No comment
- 4.8 Commons Stewardship
No comment
- 4.9 Economic Development
No objection

Other Representations

4.10 Local Residents

The application received a total of 6.no objectors who raised the following points.

- Site has inadequate parking
- Increased Light pollution and fire risk due to occupancy
- Sewage disposal is inadequate
- It is not considered 4.no vehicles can park on the proposed frontage
- This is not a suitable location for a bed and breakfast
- I am regularly awoken by slamming doors at all hours
- Damage has been done to my property by vehicles parking alongside my side elevation
- The outbuilding is considered a fire hazard and absent of building regulations
- Trees/Hedges will be removed resulting in overlooking.
- Action should be taken on the acceptability of the locks, windows, electrical works, damping, ventilation, and insulation.
- Parking on the lane obstructs vehicles, this will increase
- The garden chalet is unauthorised and never received planning permission.
- The occupants regularly drive down the one way system in the wrong direction.

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 relevance is the overall impact on the appearance of the property and its setting, the character of the area in general, and the impact on the amenity of the site. Proposals for tourism purposes will also be assessed on the suitability of the location, the impact on amenities of any neighbouring occupiers and the impact on highway safety and parking provision.

5.2 Tourism

The NPPF is supportive of proposals which encourage economic growth. Tourism would be such an element, provided the benefits it would bring outweigh any perceived harm. In this instance, the application site is located within the settlement boundary, in a built up area of Hanham. The site is also close to Keynsham railway station which is approximately 9 minutes away and travels to Bristol Temple Meads. Given the above, the property can be considered to be located in a sustainable location which is encouraged for new development and would not have an adverse impact on the environment.

5.3 Design and Visual Amenity

The application is not proposing any alterations to the external appearance of the building and internal alterations would not require planning permission, therefore no objections are raised in terms of design and visual amenity

5.4 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable

living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. As the application is not proposing any external alterations, it is not considered

- 5.5 The change of use is not proposing any external alterations and does not result in any material change to the existing levels of privacy afforded to the neighbouring residents. As such, no objections are raised in terms of residential amenity impact.
- 5.6 Parking and Highway Safety
Policy PSP16 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable where the following parking standards are met. PSP16 sets out that a 5+bed dwellinghouse should provide a minimum of 3.no parking spaces. It is noted that the submitted block plan show parking provision of 4.no spaces. As such, the development meets the criteria set for a dwellinghouse.
- 5.7 Policy PSP16 however, remains silent on how a (Class C3) dwellinghouse to a mixed use (Class C1) Bed and Breakfast and (Class C3) dwellinghouse should be assessed. Therefore, due to this policy remaining silent this leaves the proposal to be assessed under CS4a and the aims of the NPPF for the presumption in favour of sustainable development where permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.8 It is considered that the scale of the development would not unacceptably increase the levels of traffic generated, given this is an existing use and the additional Bed and Breakfast unit created would not impact the amount of parking area available. The existing access will be used, and the property is within a predominantly residential area meaning that any additional on-street parking may be inconvenient to other road users but is unlikely to cause a highway safety problem. Furthermore, there are no objections on highways grounds.
- 5.9 Other Matters
The drainage team considered the foul sewage proposal as satisfactory. However, site drainage, together with fire safety and the quality of work, will be adequately addressed through the building regulations process applicable to this site.
- 5.10 An objection raised concerns about overdevelopment of the site. As mentioned, the application is not proposing any alterations to the external appearance of the building, the property is set within a relatively large plot with sufficient private amenity space.
- 5.11 A neighbouring occupier raised concerns about the disregard for the one way road system, slamming car doors and property damage. These concerns fall outside the remit of the planning system.

5.12 In regards to the removal of mature trees and shrubs. The trees present on site fall within the applicants curtilage and are not subject to tree preservation orders. This would be a civil matter that the applicant and neighbour would have to discuss.

5.13 Equalities

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

5.14 With regards to the above this planning application 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 planning permission is **APPROVED**, subject to the attached conditions.

CONDITIONS

1. The off-street parking facilities shown on the plan (Drawing no. 01) shall be provided within one month of the date of this decision, and thereafter retained.

Reason

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

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

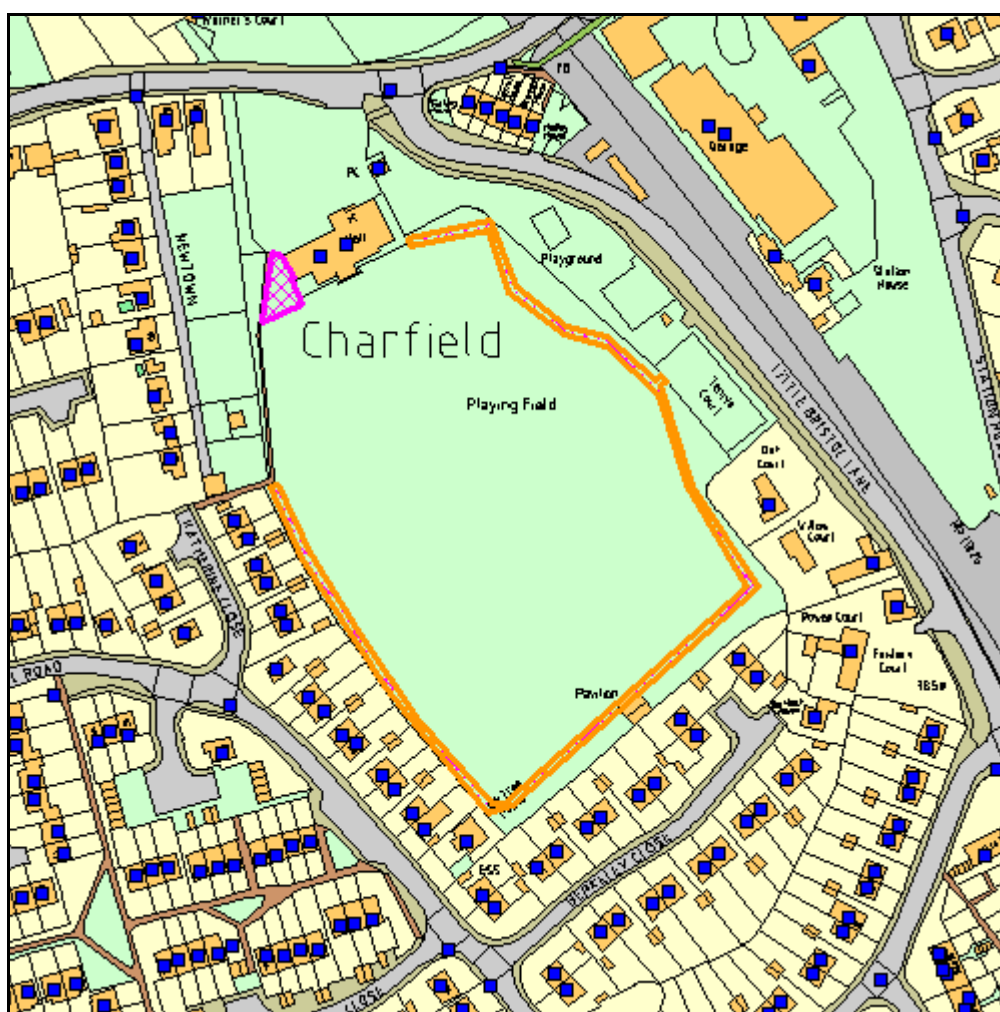
In dealing with this planning application the Local Planning Authority have worked in a positive and proactive manner in seeking a timely resolution to the application, in accordance with the relevant policies.

Case Officer: Westley Little

Authorising Officer: Dawn Russell

CIRCULATED SCHEDULE NO. 07/21 -19th February 2021

App No.: P20/10509/F Site: Charfield Memorial Hall Wotton Road Charfield South Gloucestershire GL12 8SR Proposal: Installation of outdoor gym and tarmac path to provide access to outdoor facilities. Map Ref: 372286 192222 Application Category: Minor	Applicant: Ms Ruth Ballock Date Reg: 26th June 2020 Parish: Charfield Parish Council Ward: Charfield Target Date: 17th August 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 Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

P20/10509/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.

The application appears on the Circulated Schedule due to the number of objections received from members of the public, which are contrary to the officer's recommendation.

1. **THE PROPOSAL**

- 1.1 The proposal seeks full planning permission for installation of outdoor gym and tarmac path to provide access to outdoor facilities.
- 1.2 The application site relates to Charfield Playing Field, which is adjacent to Charfield Memorial Hall.
- 1.3 The proposal includes the construction of new tarmac perimeter access path, new outdoor gym. A new swale system is proposed to help mitigate the existing surface water ponding on the perimeter of the playing fields. Also, a new native planting proposed within the swales.

2. **POLICY CONTEXT**

2.1 **National Guidance**

National Planning Policy Framework
National Planning Practice Guidance

2.2 **Development Plans**

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS23	Community Infrastructure and Cultural Activity
CS24	Green Infrastructure, Sport and Recreation Standards

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

PSP1	Local Distinctiveness
PSP5	Undesignated Open Spaces
PSP8	Residential Amenity
PSP17	Heritage Assets and the Historic Environment
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP44	Open Space, Sport and Recreation

2.3 **Supplementary Planning Guidance**

South Gloucestershire Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 PT08/0019/F
Erection of 4 metre high fence to facilitate construction of tennis court.

Approved: 08 February 2008.
- 3.2 P94/2415
Construction of tennis courts with 9 feet high perimeter mesh fence.

Approved: 21 November 1994.
- 3.3 P90/2515
Erection of single storey building for storage of equipment for maintenance of adjoining cricket and football pitches.

Approved: 24 October 1990.

4. CONSULTATION RESPONSES

- 4.1 Charfield Parish Council
No objection.

- 4.2 Other Consultees

Sustainable Transport
Wish to make no comment.

Lead Local Flood Authority
A standard cross-section of each of the proposed swales would have to be submitted for approval.

Highway Structures
Wish to make no comment.

Sport England

Comment 1: Sport England **objects** to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 97 of the NPPF. Commissioning of a Ball Strike Risk Assessment recommended.

The detailed response was received to address the initial concerns raised by Sport England, and subsequently Sport England was re-consulted.

Comment 2: In summary, based on the latest response from the applicant, the ECB is supportive of this proposal subject to a Ball Strike Risk Assessment being undertaken before the pathway is installed. Therefore Sport England would recommend an independent ball strike risk assessment is undertaken to gauge the likely impact of the development in relation to the cricket pitch.

Ball Strike Risk Assessment was provided.

Comment 3: Sport England have re-considered the application in light of the details on the planning portal and in particular the Labosport report on ball strike.

Sport England have sought the views of the ECB and they are happy noting that the new outside gym is out of range. However, what the report has highlighted is the need for mitigation to the NE (towards the MUGA) and the SW towards the houses.

We and the ECB would recommend that the site owners consider the Labosport report findings and look to take forward the suggested steps within it in the near future. Also, that the applicant liaise with Charfield CC as well and suggest that match play is played on wickets as far away as possible from houses in the SW area.

This being the case, Sport England offers to **withdraw the objection**.

Ecology Officer

No objection.

Landscape Officer

No objection.

Other Representations

4.3 Local Residents

The Local Planning Authority received 5no. objection comments, as well as 1no. neutral and 2no. support comments. Key points summarised below.

Objection:

- The loss of privacy and close proximity of the tarmac path to the rear of our property.
- We are concerned about the increased rubbish and dog mess that a path will bring. There is no mention of litter bins or dog waste bins.
- The noise is also an issue, concerns of late night revellers using the path as a short cut.
- There is also the safety aspect of a path being so close to the cricket pitch. We have had our fence broken twice by the team's cricket balls.
- No hours of operation for outdoor gym. If it is 24 hour access this would have to be carefully monitored for anti-social behaviour.
- Swale C is currently left to grow naturally and forms a good natural barrier between my property and the field. The area currently has a drainage ditch running along the field side of my boundary and this must be cleared out & maintained as part of this development as it is all that prevents my garden and my neighbours gardens from flooding during the winter.

- There are trees proposed for both ends of Swale C which will serve to block the views and spoil the open aspect to the rear of my property and I strongly object to them.
- This path has not been requested by the village or users of the field.
- Any proposed planting of areas should be kept low level.
- Tarmac is not a suitable material.
- Drainage concerns.
- I do not wish the path to become a race track or walking route for dog walkers as currently there is a no dogs allowed rule in the park.

Support:

- This will be a benefit to all members of the community.

Neutral:

- Consider a condition prohibiting additional lighting of the track and playing field in general.

The below assessment is inclusive of all the relevant concerns raised by members of the public and statutory consultees.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Given that the proposed development would take place on an existing sports field and involves access improvement to the existing facilities, as well as installation of new facilities, the development is supported in principle. However, it is subject to further assessment below.

5.2 Design, Visual Amenity and Heritage

The proposed footpath would run around the perimeter of the existing grass playing fields located to the south of the Charfield Memorial Hall. The proposed 1.8m wide tarmac footpath would be edged with concrete kerbing and would measure approximately 425m long. The new footpath would provide disabled access to the pavilion building from Katherine Close and the Memorial Hall car park. Based on the submitted plans, the existing football and cricket pitches would be retained.

5.3 New outdoor gym would be installed to the west of Charfield Memorial Hall and would have a footprint of approximately 160 sq.m.

5.4 The proposed development would be located approximately 50m away from a number of Grade II listed buildings at Charfield Station – Former Booking Hall and Waiting Room, Former Stationmaster's House, and Former Toilet Block and Water Tower. Given the separation distance and the nature of the proposed changes, it is considered that there would be no unacceptable impact on the aforementioned heritage assets.

5.5 Overall, it is considered that the proposal was designed to a good standard and would not be detrimental to the local area in regards to design and visual amenity.

5.6 Residential Amenity

A number of concerns were raised in regards to the proximity of the proposed path to the boundaries of nearby houses. This is a public field that can be crossed by members of the public at any time. It is considered that the location of the proposed path would not result in a detrimental impact on residential amenity of local residents.

5.7 Concerns regarding litter and dog fouling. It is not considered that the proposal would contribute to littering and dog fouling more than the existing situation.

5.8 In regards to potential anti-social behaviour. It is not considered that the proposal would contribute to it more than the existing situation.

5.9 Overall, given the relatively modest scale of the proposed changes, it is considered that the residential amenity of local residents would be adequately preserved.

5.10 Drainage

In order to help increase capacity and water storage on site, shallow swales proposed to be installed in the eastern and south-eastern parts of the site. This would also, according to the Design and Access Statement, result in a net gain for biodiversity on site.

5.11 Such arrangements considered to be appropriate. However, a standard cross-section of each of the proposed swales would have to be submitted for approval prior to installation.

5.12 Ecology

As per Ecology Officer comments, the site is of low ecological value and no further surveys are required. Imposition of planning condition in relation to external lighting recommended.

5.13 Landscape

Landscape Officer raised no objection to the proposal, but recommended imposition of a planning condition.

5.14 Sport England

Following the initial comments by Sport England, the applicant provided a Ball Strike Risk Assessment. The assessment recommends implementing certain mitigation measures. It is expected that the applicant will consider implementing the recommended mitigation measures. However,

given that the playing field is already in use, it is not considered reasonable to impose any planning conditions in regards to the suggested mitigation measures.

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.

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 is **APPROVED**, subject to conditions attached to 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 development must be carried out in accordance with the below listed plans:

Proposed Block Plan (Drawing No. LA/236 01, Rev. E)
Received by the Local Planning Authority on 16 June 2020.

Location Plan (Drawing No. LA/236 03)
Received by the Local Planning Authority on 24 June 2020.

Reason

For the avoidance of doubt.

3. Prior to the commencement of the relevant works, a detailed standard cross-section of each of the proposed swales must be submitted to and approved by the Local Planning Authority. Development must be carried out in accordance with the details agreed.

Reason

To ensure a satisfactory standard of drainage on site and to accord with Policies CS9 and PSP20.

4. No external lighting shall be installed on site without prior assessment and written approval by the Local Planning Authority.

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.

5. Prior to commencement of the relevant works, a detailed landscape plans specifying the location, species, stock size, planting centres and quantities of all proposed tree and biodiversity planting (to be undertaken in the first season following construction works); together with a detailed design for each swale area and confirmation of hard landscape surface treatments as described in the DAS, must be submitted to and approved by the Local Planning Authority. The works must be carried out in accordance with the approved details.

Reason

To ensure a satisfactory landscape appearance, and to accord with Policies CS1, CS9, PSP2 and PSP3.

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

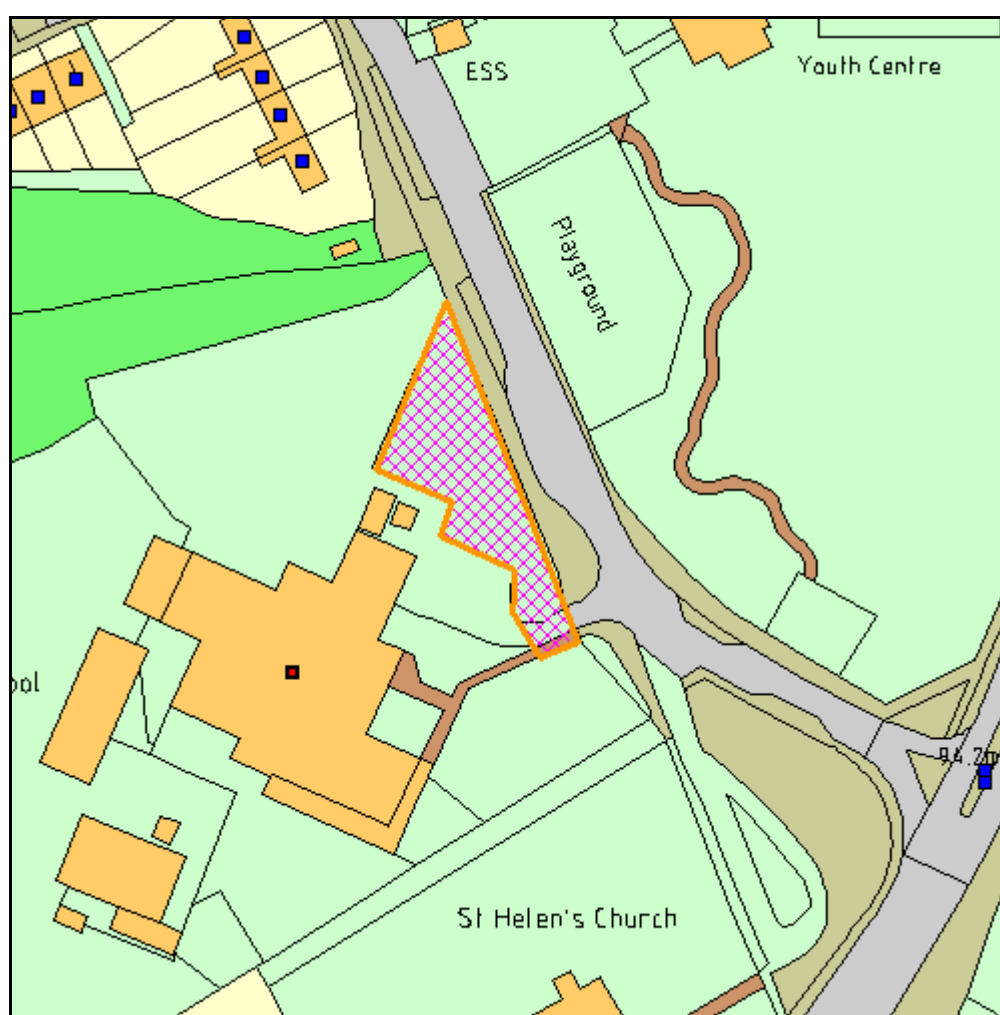
POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner by conducting a thorough assessment.

Case Officer: Mykola Druziakin
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 07/21 -19th February 2021

App No.:	P20/19137/F	Applicant:	Mr Spens
Site:	St Helens C Of E Primary School Greenhill Alveston South Gloucestershire BS35 2QX	Date Reg:	26th October 2020
Proposal:	Siting of aircraft cockpit with part of fuselage and other associated works to form school reading room.	Parish:	Alveston Parish Council
Map Ref:	363318 187551	Ward:	Severn Vale
Application Category:	Minor	Target Date:	16th 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.

P20/19137/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.

The application appears on the Circulated Schedule due to the comments made by Alveston Parish Council where the officer recommendation is one of approval.

1. **THE PROPOSAL**

- 1.1 The proposal seeks full planning permission for siting of aircraft cockpit with part of fuselage and other associated works to form school reading room.
- 1.2 The application site relates St Helen's C of E Primary School in Alveston.
- 1.3 The application site is located within Bristol and Bath Green Belt, and just outside of the defined settlement boundary of Alveston. Also, it is relatively close to Grade II listed Church of St Helen, as well as Alveston War Memorial.

2. **POLICY CONTEXT**

2.1 National Guidance

National Planning Policy Framework
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Green Belt
PSP8	Residential Amenity
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist
Development in the Green Belt

3. **RELEVANT PLANNING HISTORY**

- 3.1 The application site has substantial planning history, all of which is available on the Council website. It is considered that there is no planning history which would directly relate to the current proposal.

4. **CONSULTATION RESPONSES**

4.1 Alveston Parish Council

Councillors agreed that the concept of the aircraft and the new reading room is an excellent initiative for the children of St Helens School but expressed reservations. The positioning of the aircraft is placed at the front of the school next to the road. This space had been earmarked as potential for a staff car park to alleviate the roadside parking issues outside the school. Councillors see the area outside school as potentially dangerous to pedestrians and children due to the intense parking that takes place at school pick up and drop off times further compounded by the speed in which cars exit the A38 and enter Greenhill. Councillors unanimously agreed that the positioning of the aircraft fuselage will be a distraction to drivers adding to the risk to children and pedestrians and as such do not feel that they can endorse the initiative given the current position of the fuselage.

4.2 Other Consultees

Sustainable Transport

No objection.

Conservation Officer

No objection.

Tree Officer

There are 3 existing trees on the site which are proposed for retention. There are no tree losses for the proposal. Provided that the trees are protected in accordance with the submitted arboricultural report and BS:5837:2012, there are no objections to this application.

Landscape Officer

No objection.

Lead Local Flood Authority

No objection.

Highway Structures

Wish to make no comment.

Other Representations

4.3 Local Residents

The Local Planning Authority received 35no. support comments for this proposal. Cumulatively, the submitted comments praise the idea and point out that it would be a great asset for the school and the children.

5. **ANALYSIS OF PROPOSAL**

- 5.1 The proposal seeks full planning permission to install a section of a disused aeroplane fuselage in the school grounds and convert it into a reading room.

5.2 Green Belt

Paragraph 145 of the NPPF sets out the limited categories of development which are appropriate within the Green Belt. In particular, the NPPF explains that the extension or alteration of an existing building is appropriate development provided that it does not result in a disproportionate addition, over and above the size of the original building.

- 5.3 With regard to extensions to existing buildings, Policy PSP7 of the South Gloucestershire Policies, Sites and Places Plan states that additions and alterations to buildings in the Green Belt will be allowed, provided they do not result in disproportionate additions over and above the size of the original building. As a general guide, additions of up to 30% of the volume of the original building would likely be considered appropriate.

- 5.4 Based on the submitted Planning Statement, the overall volume increase would be below 3%. As such, given the above, the proposal is considered to be appropriate development in the Green Belt and therefore the principle of development is acceptable.

5.5 Design, Visual Amenity and Heritage

The fuselage would be located to the north-east from the school, and approximately 8m away from Greenhill Road, facing south-east. It would be installed on a steel frame structure, and steel steps would be installed for access to the plane. The fuselage would measure approximately 9.8m long and 3.7m wide, with the overall proposed height of 4.25m.

- 5.6 The proposal would be a focal point when viewed from Greenhill Road. Whilst an unusual feature, it is not considered that the proposed fuselage would be detrimental to visual amenity and character of the area. The separation distance from the nearby Grade II listed Church of St Helen and Alveston War Memorial is considered to be sufficient enough as to avoid any unacceptable impact that may be caused by the proposed development.

- 5.7 Overall, Officers consider that the proposal is designed to a good standard and therefore complies with Policy CS1.

5.8 Residential Amenity

Whilst it is considered that this development would be a prominent feature in the area, it is located relatively far away from residential properties. The nearest house is located approximately 48m to the north. Given the existing separation distance, it is considered that there would be no

unacceptable impact from the point of view of residential amenity. The application site is currently a grassed area, with some trees on it. Except for the concrete base to accommodate the fuselage on a steel frame, the area will remain unchanged. Overall, Officers have no concerns with the proposal from residential amenity point of view.

5.9 Access and Transport

Given the nature of the proposed development, it is not considered that the existing pedestrian and vehicular access would be affected.

5.10 Parish Council is of the opinion that the positioning of the fuselage would be a distraction to drivers, adding to the risk to children and pedestrians. Whilst it is acknowledged that the fuselage would be noticeable from Greenhill Road, it is not considered that its positioning would be detrimental to highway safety, and no evidence were provided to substantiate this. It is also worth noting that Transport Officer raised no objection to the proposal.

5.11 The applicant explained that there is no funding available to turn the application site into a car park, whereas the funding for the installation of a reading plane is ring-fenced. Parish Council also mentioned the issue with speed limits in the area. It is understood that this issue is pre-existing, and the school is in contact with the Parish Council, Ward Councillors and Highway Officers to discuss the matter.

5.12 Overall, it is considered that none of the issues that were mentioned by the Parish Council directly relate to the proposal. Also, as mentioned above, it is not considered that the installation of the proposed reading plane would be detrimental to highway safety.

.13 Trees

The proposed development would be located relatively close to 3no. existing trees, all of which would be retained. There was no objection raised by Tree Officer, provided that the trees are protected in accordance with the submitted arboricultural report and BS:5837:2012.

5.14 Consideration of likely impact on Equalities

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

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** 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 development must be carried out in accordance with the below listed plans:

Block Plan

Proposed Block Plan

Proposed Floor Plan

Location Plan

Received by the Local Planning Authority on 05 October 2020.

Existing and Proposed East Elevations

Received by the Local Planning Authority on 22 October 2020.

Proposed North Elevation

Proposed South and West Elevations

Received by the Local Planning Authority on 23 October 2020.

Reason

For the avoidance of doubt.

3. The works to or near the trees must be carried out in accordance with the arboricultural report (Hillside Trees Ltd., October 2020) and BS:5837:2012.

Reason

To prevent losses or damage to trees, and protect the character and appearance of the area, and in accordance with Policies PSP2 and PSP3 of the adopted South Gloucestershire Policies Sites and Places Plan.

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

POSITIVE AND PROACTIVE STATEMENT:

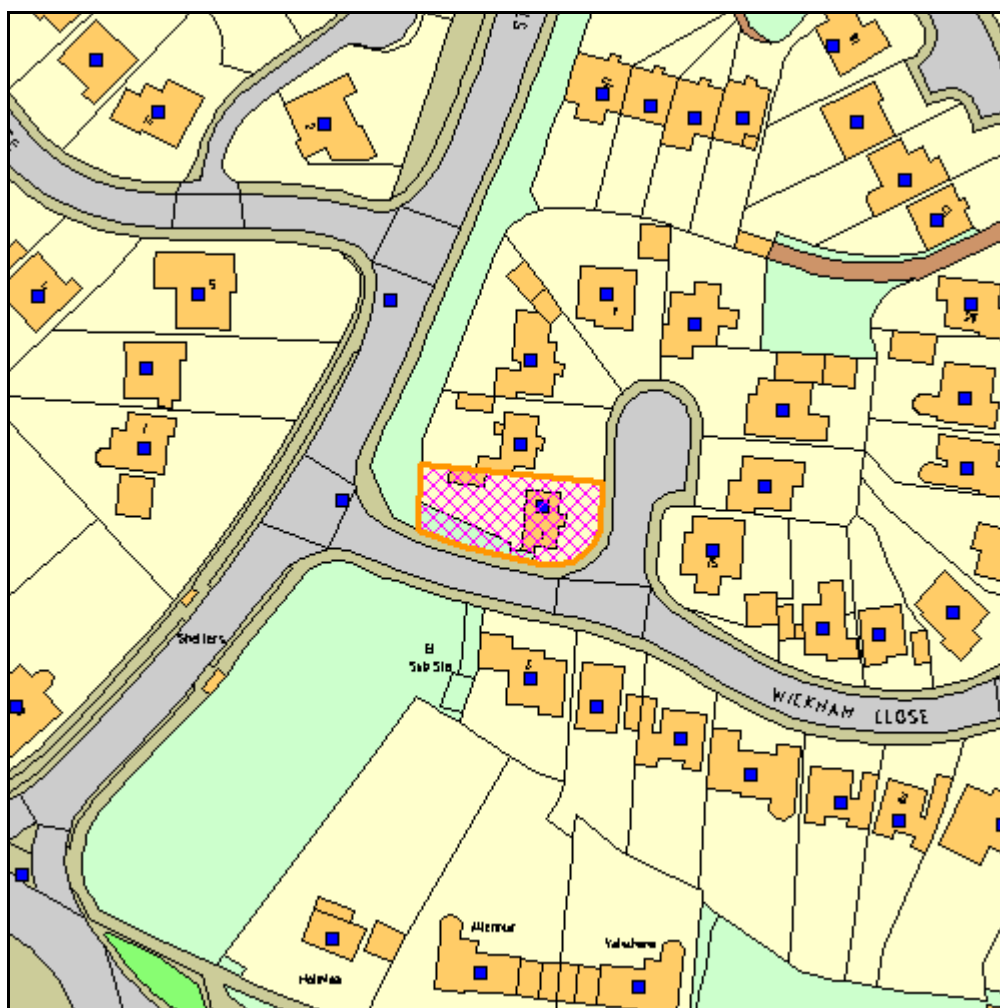
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner by conducting a thorough assessment.

Case Officer: Mykola Druziakin

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 07/21 -19th February 2021

App No.:	P20/22309/F	Applicant:	Mr J Benton
Site:	1 Wickham Close Chipping Sodbury South Gloucestershire BS37 6NH	Date Reg:	18th November 2020
Proposal:	Erection of single storey front and three storey rear extension to form additional accommodation.	Parish:	Sodbury Town Council
Map Ref:	373526 181844	Ward:	Chipping Sodbury And Cotswold Edge
Application Category:	Householder	Target Date:	8th January 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.

P20/22309/F

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a single storey front and three storey rear extension to form additional accommodation at 1 Wickham Close, Chipping Sodbury.
- 1.2 The application site comprises a modest plot with the property itself forming a two-storey, detached dwelling. The host dwelling benefits from off street parking as well as a rear garden, providing the residents with ample amenity space, with the case officer noting there are no restrictive policies that cover the site.
- 1.3 *Procedural Matters* – The case officer has altered the description of the proposed development to more accurately represent the proposal. Additionally, it is noted that amended plans have been received from the applicant. Neither has altered the scope of the application, and as such, no further public consultation has been carried out.

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
PSP2	Landscape
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 SPS (Adopted 2013)

3. **RELEVANT PLANNING HISTORY**

3.1 No relevant planning history.

4. **CONSULTATION RESPONSES**

4.1 Chipping Sodbury Town Council
No objections.

4.2 Sustainable Transport Officer
Existing vehicular access and parking will remain unchanged on site – no objections.

4.3 Local Residents
No comments received.

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
Policy CS1 and policy PSP38 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.

5.3 Further to this, PSP2 states that development proposals will be acceptable where they conserve and where appropriate, enhance the quality and distinctiveness of the landscape. Here, PSP2 makes reference to the character of landscape which is formed (but not exclusively) of roads, paths, hedgerows and buildings. Proposals that seek to alter the landscape must appropriately reflect and incorporate existing landscape attributes to ensure high quality design is achieved.

5.4 ***Front Extension***
The proposed single storey front extension seeks to elongate the existing lounge and dining room, which would be achieved by introducing a minor 'lean-to' extension that would project from the principal elevation by an approximate 1.2 meters. Existing features (of the front elevation) would remain largely unchanged. Due to this, the case officer raises no design objections.

5.5 ***Rear Extension***
The proposed rear works would introduce a substantial three storey extension to the rear of the existing dwelling. (For matters of clarity, the proposed development would appear (when viewed externally) to be a two-storey

- dwelling, however, due to the introduction of an accessible third floor, the case officer regards the proposal to constitute a three-storey building). This would project from the rear of the dwelling by approximately 4 meters and would match the existing width and height, measuring 8.8 meters and 8.5 meters respectively. The development would create an approximate 70sqm floor space at the rear of the property (across three floors), functioning to create an additional 2no. bedrooms and kitchen/breakfast room. There would also be 2no. pitched roofs projecting from the rear roof plane, one of which would accommodate an additional bedroom. Further to this, rear works would feature: 1 set of sliding doors on the ground floor, a 4-pane 1st floor window, and 2no. windows on the 2nd floor. Proposed finishing materials are set to match the existing.
- 5.6 The case officer notes that whilst the changes described above would result in a significant change to the existing dwellinghouse, it is not considered the property would be at an architectural loss, nor is the principle of making alterations to the dwelling at this site dismissed. There is, however, strong concern regarding the visual impact of the proposed rear extension in the context of the site and the wider street scene.
- 5.7 Enlarging the existing dwelling by approximately 4m in length, 8.8m in width and 8.5m in height would create a development that exceeds the appropriate scale and proportions of the plot. This would create a two-fold impact. Firstly, characteristics of the existing dwellinghouse would be lost in the proposed design, with the rear extension – particularly the roof enlargement of 2no. pitched roofs – becoming the dominant design feature. This would begin to show signs of over-development and create a scheme with inappropriately scaled features that would not appear as subservient additions nor demonstrate an understanding of the immediate area.
- 5.8 Secondly, it is considered the negative impacts described above would be exacerbated by the siting of the existing dwelling, which would in turn have a detrimental impact on the wider street scene. The case officer notes that the application site forms a corner plot that is located immediately adjacent (and at a lower ground level) to the corresponding highway (St. Johns Way), with any additions to the rear of the property becoming highly visible. Due to this, the irregular features of design found in the proposed development – rear projecting pitched roofs do not form a characteristic of the immediate area – would be highlighted and as such, it is considered the existing landscape has been disregarded.
- 5.9 In addition to the above, examples of poor design can be found at a smaller scale in the proposed rear extension. The right hand side fenestration would appear unbalanced due to the varying sized windows, which when viewed in conjunction with the proposed left, would compound the negative impact on the rear elevation.
- 5.10 Overall, it is considered that the proposed rear extension would result in unreasonable harm to the character and appearance of the site and its context. Therefore, it is judged the proposal does not have an acceptable standard of design and would not comply with policies CS1, PSP2 and PSP38.

5.11 Residential Amenity

Policy PSP8 explains that development proposal will be permitted 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.

- 5.12 Given the sitting, design and massing of the proposed works and in consideration to the neighbouring properties, the development would not result in any unacceptable impacts as described above. Whilst the rear extension is likely to create an element of overshadowing to the neighbouring property (No.3 Wickham Close), the impact to their living conditions would not be significant enough to refuse permission. The case officer notes the rear extension would sit in-line with the existing rear building line of No.3, indicating any overshadowing would be of a minor extent. It is therefore considered the amenity of neighbouring residents (namely, No.3 Wickham Close) would be adequately preserved and the proposed development would comply with policy PSP8.

5.13 Transport (Access and Parking)

Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. Although the proposal seeks to increase bedroom number, there is sufficient capacity to adhere to parking requirements. The proposal would therefore comply with policy PSP16 and the Council's Residential Parking Standards SPD 2013.

5.14 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 seeks to increase living accommodation, officers are satisfied private amenity space for the host property would remain intact and as such, the proposal would comply with PSP43.

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 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 **deny** 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 **REFUSED** for the following reason:

The proposed development would result in a poorly designed building with inappropriate scales that do not reflect characteristics of the site or the immediate area. The result of this scheme would be highly from the corresponding highway and would act to degrade the existing street scene and surrounding locality. Therefore, the proposed development is contrary to policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and policies PSP2 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017)

1. The proposed development would result in a poorly designed building with inappropriate scales that do not reflect characteristics of the site or the immediate area. The result of this scheme would be highly from the corresponding highway and would act to degrade the existing street scene and surrounding locality. Therefore, the proposed development is contrary to policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and policies PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

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

POSITIVE AND PROACTIVE STATEMENT:

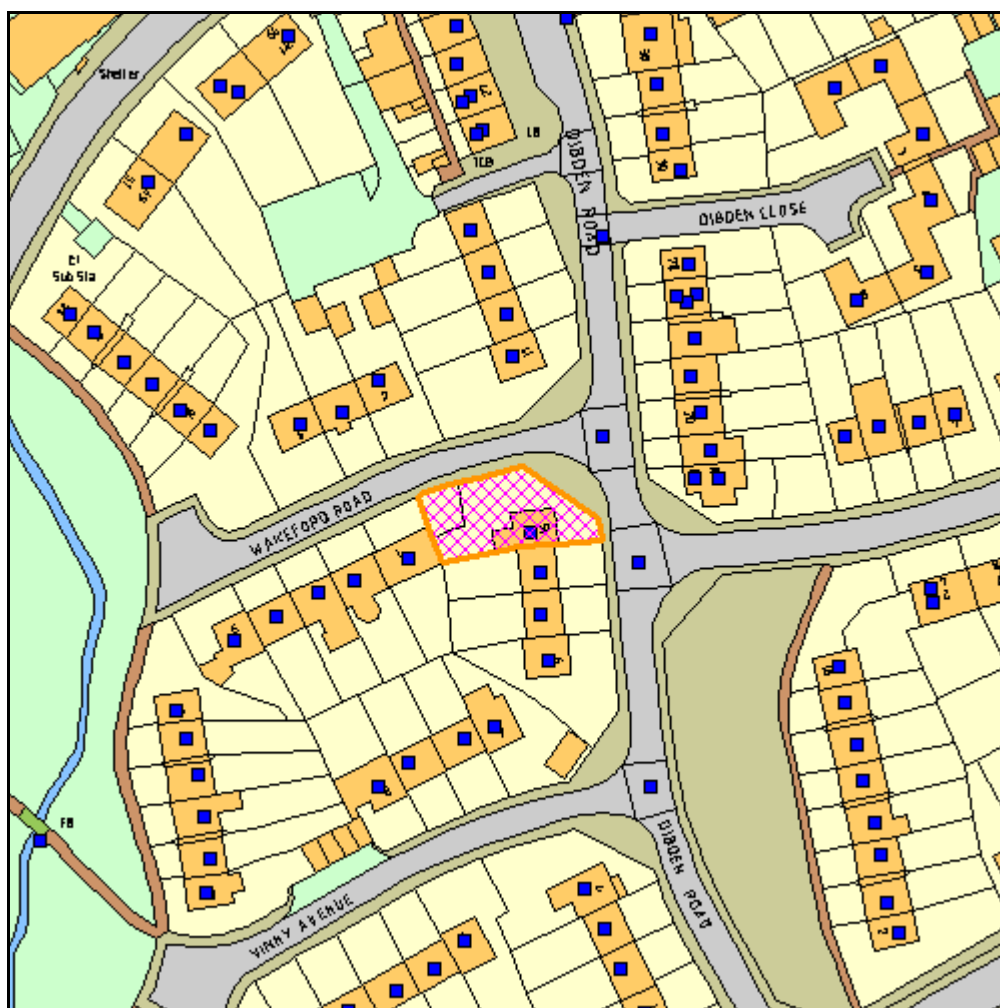
In dealing with this planning application the Local Planning Authority has worked with the applicant in a positive and proactive manner by conducting a thorough assessment and liaising directly with the applicant to discuss concerns.

Case Officer: Ben France

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 07/21 -19th February 2021

App No.:	P20/24070/F	Applicant:	Ms Monika Krygier
Site:	15 Dibden Road Downend South Gloucestershire BS16 6UE	Date Reg:	21st December 2020
Proposal:	Change of use of domestic garage (Class C3) to Beauty Salon (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Emersons Green Town Council
Map Ref:	366181 177486	Ward:	Emersons Green
Application Category:	Minor	Target Date:	12th 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.

P20/24070/F

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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection by the Parish Council, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the change of use of domestic garage (Class C3) to Beauty Salon (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) at 15 Dibden Road, Downend.
- 1.2 The application site sits within the settlement boundary of Downend and is not covered by any restrictive designations. The beauty salon would include one treatment room, one seating and waiting area/ booking and signing in area, one shower room, one workbench, and one lockable store cupboard. There would be only one member of staff, being the occupier of the host property.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP31	Town Centre Uses
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPS (Adopted) 2013
Residential Amenity TAN (Endorsed) 2016

3. CONSULTATION RESPONSES

- 3.1 Emersons Green Town Council – Objection
“The site is close to a local school and shops and is on the junction of two busy roads. The proposed parking provision for the site is to be accessed by driving across a well-used pedestrian footpath. Members are very concerned of the safety implications of driving across this footpath and the access to the proposed site being on this busy junction.”
- 3.2 Sustainable Transport – No objection. Comments incorporated below.
- 3.3 Local Residents – No comments received.

4. **ANALYSIS OF PROPOSAL**

- 4.1 Principle of Development
 The proposed use being a beauty salon falls within the Sui Generis use class, and is therefore not one of the defined uses as per the Use Class Order 1987, or indeed the superseding Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The proposed use would form a material change of use of the residential garage (C3), and is therefore exempt from exceptions under S.55 of the 1990 Act, and thus requires an assessment against the relevant sections of the National Planning Policy Framework and the policies of the Local Development Plan.
- 4.2 The National Planning Policy Framework does not refer specifically to this form of small scale business attached to a home however its overall emphasis is upon building a strong competitive economy and the promotion of business. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 4.3 Paragraph 86 of the NPPF advises that a sequential test should be applied to planning applications for town centre uses that are not in an existing centre – for the avoidance of doubt a hair and beauty salon is a town centre use, however the paragraph indicates that flexibility should be demonstrated on issues such as format and scale. It should be noted that the threshold at which an impact assessment is required is 2500 sqm.
- 4.4 Policies CS14 and PSP31 seek to protect the vitality of centres. It is therefore appropriate in most circumstances to steer such development towards town centres.
- 4.5 There are a number of factors that have lead officers to believe it would not be appropriate to rigidly apply a sequential approach in this case. The primary use of the overall site would remain as a residential use, so there is a strong connection between the two uses. Furthermore, only around 25sqm of floorspace would be for the salon use. This would represent a very small (arguably unviable within a town centre) standalone retail unit which in local parades might more typically be 100-200sqm. Given the negligible scale it is

most unlikely to have a material impact upon the existing vitality or viability of local parades. For these reasons listed, it is concluded that a sequential test is not necessary for a development of this scale.

- 4.6 Furthermore, PSP31 (12) requires out of centre proposals to be proportion to the role and function, have convenient, safe and attractive access, have appropriate parking facilities, and not to give rise to unreasonable harm to the highway network - whilst other criteria have been listed, they are not considered relevant. Subject to the assessment of these elements below, the principle of development is considered acceptable.

4.7 Residential Amenity/Character of the Area

When considering residential amenity, firstly it has to be considered whether the design and scale of the proposed alterations would result in any overbearing, overshadowing or loss of privacy for neighbouring dwellings. It is not considered that there would be any such impact from such a minor change however and more importantly those changes can be undertaken within the householder permitted development rights.

- 4.8 Secondly, it is necessary to consider the impact of the proposed salon on neighbouring residents. The salon would consist of two main rooms, the treatment room and waiting room. The home owner would be the only member of staff, with operating hours proposed to be 9am – 5pm Monday to Saturday.

- 4.9 With the exception of vehicle movements and customers arriving and leaving (discussed below) once inside the premises, the proposed change of use would not have any detrimental impact on neighbours by means of noise, dust, smell, fumes or vibration. Given the size of the building which limits the number of clients to one at a time, it is not considered that any vehicle movements would be detrimental to residential amenity. Given that the salon is in walking distance to a large number of dwellings, it would be possible that some clients could walk to the premises. Vehicle parking is a different consideration and is discussed in more detail below.

- 4.10 In summary it is not considered that the level of activity would impinge on existing levels of residential amenity or the character of the area to such a degree to warrant refusal of the application.

4.11 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP1 and PSP38 of the Policies, Sites, and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. The proposal has been carefully assessed and has found to be in compliance with these policies.

4.12 Transport

The following comments have been made by the council's transport officer:

“We note that this site is located within an urban area, hence we believe that this development fully complies with the location requirements of Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places document. Moreover, as we understand that it is intended that only one client would be present at any one time, we believe that this change of use is likely to have a very limited impact on the overall travel demand of this site. To ensure that this is the case we would recommend that a condition is placed on any planning permission granted for this development to ensure that this is the case and to limit its hours of operation so that trips take place outside peak periods.

“We also understand that it is not proposed to change the sites access or parking arrangements in any way and that despite the loss of the garage there is more than adequate space in front of the building to accommodate two or three cars. Hence, it appears that the residential property continues to conform to the Councils Residential Parking Standards.

“Overall therefore, whilst we acknowledge that crossing footway near the junction of several roads is less than ideal, as dropkerbs allowing this take place already exist, we have no grounds for preventing these movements. As a consequence, because this development is located on residential roads which are not busy and have no record of any accidents in this area, we do not believe that we could sustain an objection to this proposal.”

- 4.13 Officers find no reason to disagree from the specialist advice provided above. The proposed development is therefore acceptable with regards to policy PSP11 and the council's minimum residential parking standards.

4.14 Other Matters

Due to the sitting of the garage/ proposed beauty salon within the residential curtilage, it is considered prudent to ensure the operation of the proposed use is only undertaken by the home owner. This is to ensure the residential amenity for both the homeowner and neighbours is protected.

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

5. CONCLUSION

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

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

6. RECOMMENDATION

6.1 It is recommended that planning permission is GRANTED.

CONDITIONS

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

Reason

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

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

Received by the council on 15 December 2020: SITE LOCATION PLAN, PROPOSED GROUND FLOOR, PROPOSED FIRST FLOOR, PROPOSED ROOF PLAN, PROPOSED FRONT AND REAR ELEVATIONS, PROPOSED SIDE ELEVATIONS, EXISTING GROUND FLOOR, EXISTING FIRST FLOOR, EXISTING ROOF PLAN, EXISTING FRONT AND REAR ELEVATIONS, and EXISTING NORTH AND SOUTH SIDE ELEVATIONS.

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

3. The beauty salon hereby approved shall not be operated by any other person(s) than those permanently residing within the host dwelling of 15 Dibden Road, Downend Road, South Gloucestershire, BS16 6UE. Once the beauty salon ceases to function, the use of the building must return to that of an ancillary residential use in conjunction with the host dwelling.

Reason: To protect the residential amenities of the host dwelling and its context.

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

POSITIVE AND PROACTIVE STATEMENT:

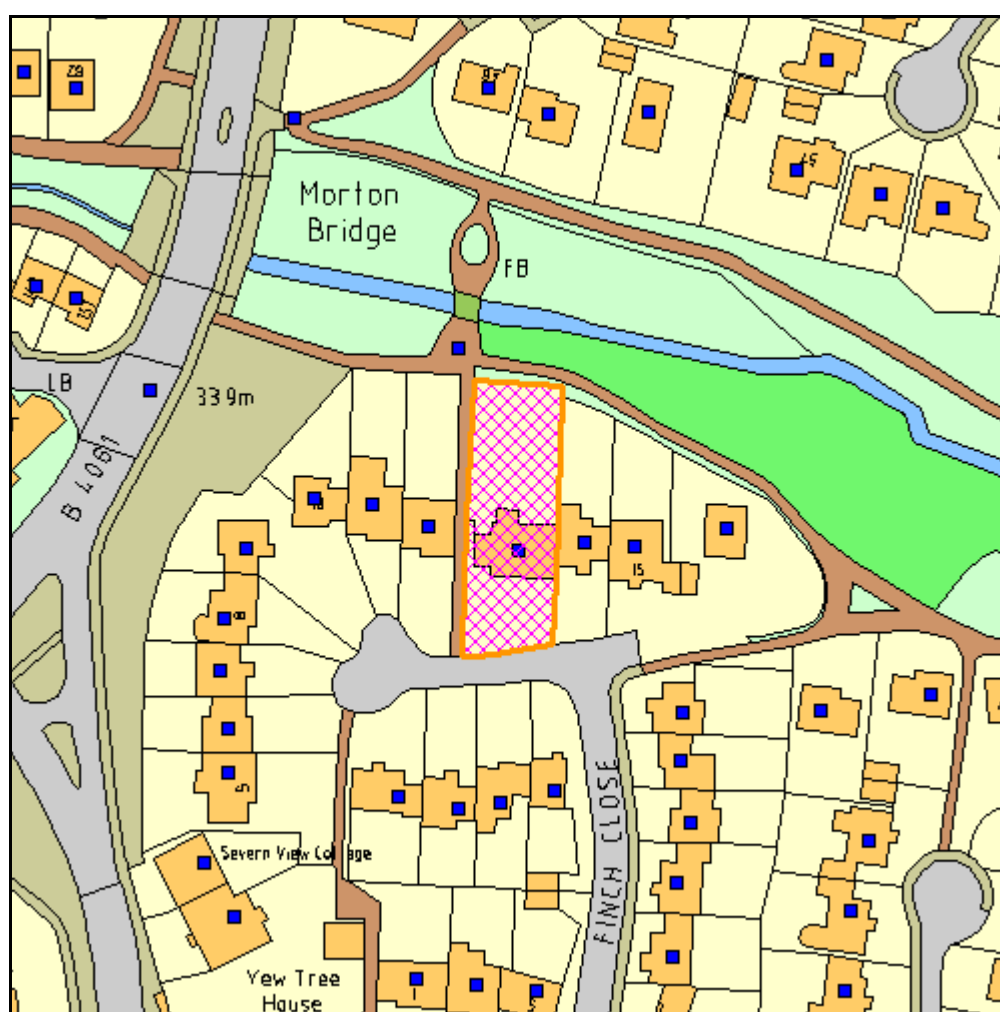
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: the application has been determined within a timely manner.

Case Officer: Thomas Smith

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 07/21 -19th February 2021

App No.:	P20/24092/F	Applicant:	Mr & Mrs Weeks
Site:	13 Finch Close Thornbury South Gloucestershire BS35 1TD	Date Reg:	18th December 2020
Proposal:	Erection of single storey rear extension and first floor side extension over existing garage with front porch to provide additional living accommodation.	Parish:	Thornbury Town Council
Map Ref:	364482 190997	Ward:	Thornbury
Application Category:	Householder	Target Date:	10th 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.

P20/24092/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 4No objections from Local Residents, which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of single storey rear extension and first floor side extension over existing garage with front porch to provide additional living accommodation, as detailed on the application form and illustrated on the accompanying drawings. The existing conservatory is proposed to be demolished.
- 1.2 The application site can be found at 13 Finch Close, is set within a modest plot, and is an existing single storey, semi-detached property. It is located within the established residential area of Thornbury.
- 1.3 Originally, the application submitted was for the erection of single storey rear extension with first floor roof terrace and first floor side extension over existing garage with front porch to provide additional living accommodation. Through the process of the assessment, the proposal was amended to omit the roof terrace and reduce the scale the proposed first floor side extension. The revised proposal was then re-consulted on and only comments were received by Thornbury Town Council, acknowledging the removal of the roof terrace.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019

National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

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)

3. **RELEVANT PLANNING HISTORY**

- 3.1 P88/1468. Erection of single storey rear extension to form conservatory. Approved. 27.04.1988.
- 3.2 N70/12. Erection of a garden shed and screen wall (7ft. in height). Approved. 02.10.1980.

4. **CONSULTATION RESPONSES**

- 4.1 Thornbury Town Council
No Objection – the amended plans have addressed our concerns over the roof terrace.

Sustainable Transport
No Objections.

Archaeology Officer
No comments received.

Other Representations

- 4.2 Local Residents
4No letters of Objection –
- *Concerns of impacts on privacy and overlooking;*
 - *Inappropriate use of materials;*
 - *Concerns over proposed scale of first floor side extension over garage;*
 - *Overbearing impact of proposal on local character;*
 - *Overlooking impacts to local public amenities; Streamside Walk; a local community orchard and wildflower meadow from the proposed terrace;*
 - *Overshadowing and loss of light – the application site and neighbouring properties are north facing;*
 - *Concerns over noise from the proposed terrace;*
 - *Potential for future development of the terrace to be extended over the single storey rear extension if approved; and*
 - *Impact on property value.*

General comment – No13 is a bungalow. The addition of a first floor extension is a significant change in usage and reduces the supply of bungalows in Thornbury.

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 host dwelling for the erection of single storey rear extension and first floor side extension over existing garage with front porch to provide 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 single storey rear extension, will have an overall width of 12.14 metres, and be to a depth of 5.0 metres. It will have a flat roof with 1No glass lantern and 2No rooflights, and will extend to 2.7 metres in height to the eaves from ground level.
 - 5.6 The front extension, is proposed to the front elevation in the form of a porch, which is proposed to a depth of 1.5 meters and 2.0 meters in width, with 1No new single external entrance door and glass panels to the front and sides. A gable fronted pitched roof is proposed, which will extend to 2.2 meters in height to the eaves and 3.2 meters in height to the ridge.
 - 5.7 The proposed first floor extension to the garage, is to a maximum of 7.6 meters in depth and to a width of 3.6 meters. It is proposed to provide 1No to the front elevation overlooking the public realm and 1No window to the rear elevation, overlooking the private amenity space. The first floor extension is proposed to have a gable fronted pitched roof extending to 5.0 meters to the ridge (maintaining the existing ridge height) from ground level.
 - 5.8 The extensions have all been proposed through their design to complement the host 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.

- 5.9 It is considered that the proposal would not be detrimental to the character of the host dwelling or surrounding area and therefore it is of an acceptable standard of design. As such, the proposal is deemed to comply with Policy CS1 of the Core Strategy.
- 5.10 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.
- 5.11 The impact on residential amenity has been assessed in terms of the surrounding neighbouring properties. Although the proposed rear extension will extend further than the footprint of the adjacent neighbouring property No 14, the original form of development is stepped and therefore No 12 is set back from the host property. Therefore, given the siting of the extensions, they would not appear have a material overbearing or overlooking impact, nor are they thought to substantially affect the existing levels of light afforded to the neighbouring occupiers.
- 5.12 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. The proposal does not include any additional bedrooms, therefore there are no transport concerns.
- 5.13 Private Amenity Space
The dwelling benefits from a good amount of existing private amenity space to the property. PSP43 sets out standards which are based on the number of bedrooms at a property. The proposal does not include any changes to the number of bedrooms.
- 5.14 Other Matters
The majority of the objection comments received from local residents have now been rectified through the revised scheme; omitting the roof terrace; removal of the patio doors to the first floor extension; removal of the proposed cladding and the reduction in the scale of the proposed first floor extension over the garage, and officers are now satisfied that the proposed development would not result in a significant overlooking or overbearing impacts to any occupants of neighbouring properties.
- 5.15 Concerns were also raised over the impact that this proposal would have on future property values. Whilst these comments are understood, these issues do not form material considerations as part of this planning application.

5.16 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.

5.17 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 **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:

Existing Elevations (Date received 16/12/20)

Existing Floor Plans (Date received 16/12/20)

001 Rev B Location and Block Plan (Date received 21/01/21)

003 Rev B Proposed Floors (Date received 19/01/21)

004 Rev B Proposed Elevations (Date received 01/02/21)

005 Rev B Proposed Roof Plans (Date received 19/01/21)

Reason

To define the terms and extent of the permission.

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

POSITIVE AND PROACTIVE STATEMENT:

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

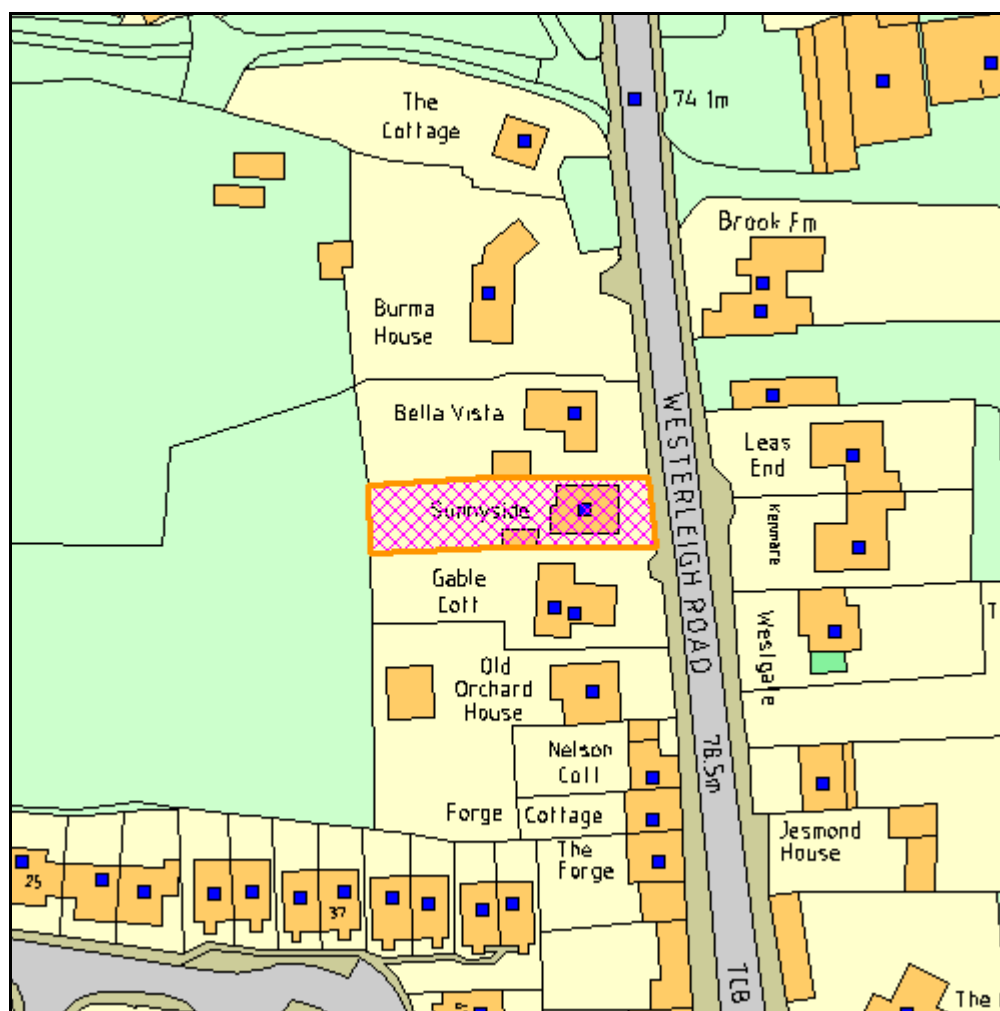
By issuing a timely decision.

Case Officer: Helen Turner

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 07/21 -19th February 2021

App No.:	P20/24104/F	Applicant:	Mr Benjamin Allen
Site:	Sunnyside Bungalow Westerleigh Road Westerleigh South Gloucestershire BS37 8QH	Date Reg:	21st December 2020
Proposal:	Erection of two storey rear extension and raising of roof to facilitate creation of first floor. Erection of single storey side extension and raising of roof line of outbuilding to form incidental annexe.	Parish:	Westerleigh Parish Council
Map Ref:	369952 179874	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	12th 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.

P20/24104/F

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the: erection of a two storey rear extension and raising of existing roof to facilitate creation of first floor and erection of single storey side extension. In addition, the raising of the roof line of an outbuilding to form incidental annexe at Sunnyside bungalow, Westerleigh.
- 1.2 The application site comprises a narrow plot with the property itself forming a hipped roof detached bungalow which benefits from off street parking and has a garden situated towards the rear of the dwellinghouse.
- 1.3 The case officer notes the property and site is 'washed over' by the Bristol and Bath Green Belt (hereafter referred to as BBGB).
- 1.4 *Procedural Matters* – Amended plans have been received by the applicant. This has not altered the scope or description of development, and as such, no further public consultation has been conducted. The case officer is satisfied this has 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
CS16	Housing Density
CS17	Housing Diversity

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 No relevant planning history.

4. **CONSULTATION RESPONSES**

- 4.1 Westerleigh Parish Council
 The parish council object to the application based on the following grounds:
- The proposed increase in volume contravenes with PSP7 and would constitute a development that is not proportional to the existing building.
- 4.2 [*Officer Comment*] The above concern of the Parish Council has been noted and is discussed in section 5 of this report.
- 4.3 Sustainable Transport Officer
 Key points from the Sustainable Transport Officer have been summarised as follows:
- Existing parking arrangements would provide sufficient capacity for the proposed development.
 - No objection raised to the development provided that a condition is applied to ensure the annex remains ancillary and the plot is not sub-divided.
- 4.4 Contaminated Land Officer
 Key points from the Contaminated Land Officer have been summarised as follows:
- No objection in principle.
 - Previous oil spill at property that may pose a risk to human health.
 - Applicant should take appropriate precautions during construction phase to protect workers.
 - Should contamination be discovered, action should be taken to protect users of the site.
- 4.5 Local Residents
 No comments received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
 The property is located in the Green Belt, with policy PSP7 and the NPPF setting out strict criteria to avoid inappropriate development in the Green Belt. It is necessary to consider therefore whether the proposed development would be considered inappropriate having regard to the NPPF and PSP7.

Policy PSP38 permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport; including the formation of a detached annex. The proposed annex must be assessed for its function and relationship to the main dwellinghouse prior to being accepted in principle. This is to determine if; the annex has some form of dependence on the main property, thus providing merit for it to be considered as ancillary accommodation, or, the proposal would create an annex that is tantamount to a new dwelling - each outcome requires a separate list of policies for a fair and appropriate assessment.

5.5 Green Belt

Paragraphs 145 and 146 of the NPPF make clear the forms of development that are not inappropriate within the Green Belt. One such development 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.

- 5.6 Policy PSP7 provides guidance on the assessment of the severity of potential harm caused by development in the Green Belt. It states that the larger a building becomes in excess of 30% over and above its original size, the more likely the building will become disproportionate, resulting in a detrimental impact to the Green Belt, with proposals amounting to a 50% increase generally regarded as inappropriate development.

- 5.7 The proposed development would represent a sizeable increase in massing when considering the original dwellinghouse, with an approximate volumetric increase of 43%. The case officer notes the comment of the Parish Council and whilst this surpasses 30% of the original property (and associated outbuilding), it is not considered the development would constitute inappropriate development. This is because most of the volume increase would remain within the original footprint of the building. The case officer notes the purpose of the Green Belt is to prevent urban expansion (and as a consequence, maintain the open character of the countryside) with this development taking place in an established residential curtilage. In addition to this, the site lies within a village (and is considered, although to a minor extent, to be located in a 'built-up' area) rather than open countryside and having regard to this context, it is considered that the 43% increase in volume would not be disproportionate and would not severely affect the openness of the Green Belt, and as such, is found to comply with PSP7.

Annex Test

- 5.3 By definition, an annex must be subservient to the main dwellinghouse and should demonstrate some form of physical or functional reliance upon it.

- 5.4 The proposed annex would consist of a single storey self-contained detached structure with an open plan kitchen/living area that includes 1.no bedroom and 1.no shower room. It would be located approximately 2 meters from the existing dwelling. Given the siting and description of materials, it is considered that there would be some form of physical relationship between the annex and the main dwelling. This is due to the mutual use of garden and parking provision, whereby occupiers of the annex would be dependent on the main dwelling for both uses. Additionally, the annex would only be accessible through means of

the existing dwelling's driveway, further evidencing that a physical relationship would exist. Therefore, the local planning authority can be satisfied the annex can function for its intended use.

5.8 Design and Visual Amenity

Policy CS1 and policy PSP38 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.

Alterations to Host Dwelling

- 5.9 The proposal seeks to introduce an accessible 1st floor to the existing bungalow by means of extending (upwards) current exterior walls. This would result in a dwellinghouse that would measure approximately 11.2 meters in length, 8 meters in width and 7.3 meters in height. Roof dimensions would largely be replicated with the proposal creating an additional 85sqm floor space, functioning to create a larger kitchen/dining room and a further 2no. bedrooms. There would also be 1no. bay window installed on the principal elevation as well as and 1no. set of bi-fold doors spanning half the width of the proposal (at the rear), along with 5no. roof lights incorporated across the roof planes. The proposed finishing materials are set to match render on the existing dwelling.

Annex

- 5.10 The proposed annex would effectively double in width, whilst retaining the existing length to create an approximate 15sqm floor space. A pitched roof with gable ends is featured in design that would have a maximum height of 3.5 meters. The annex would appear to be finished in materials consistent with those found on the existing structure.
- 5.11 Revised plans have been received from the applicant that are considered to enhance the form and detailing of the original dwelling and accompanying outbuilding. Overall, it is therefore considered that the proposed alterations would be an acceptable standard of design and would not result in unreasonable harm to the character of the site and its context. In consideration of the wider street scene, the adjoining neighbours of the applicant site are of varied character, scaling and size. This can also be found with properties further along Westerleigh Rd, which, due to inconsistent built form, suggests the proposed alterations would not have a detrimental impact to the street scene. Additionally, the case officer notes *Sunnyside Bungalow* is of no architectural importance, suggesting the proposed works would not cause excessive harm to the existing building. Therefore, it is judged the proposal has an acceptable standard of design and comply with policies CS1 and PSP38.

5.12 Residential Amenity

Policy PSP38 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. Further to this, Policy PSP8 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.

Alterations to Host Dwelling

- 5.13 With regard to the proposed alterations on the existing dwelling, the main amenity issues to evaluate are concerned with any opportunity for significant overlooking and overshadowing due to the increase of building height and introduction of 1st floor. The case officer notes the works to the bungalow would create an approximate height increase of 1.2m – generally regarded as a modest increment – and would retain a pitched roof. Due to this, any overshadowing caused as a result of the development would be of minor scale and as such, there would be no grounds to refuse the application based on overshadowing. Additionally, it is noted that significant overlooking would not be possible due to side windows being installed into a pitched roof, making it difficult to have a direct line of sight below. It is therefore considered works to the host dwelling would not result in any unreasonable impacts as described above.

Annex

- 5.14 Given the siting and scale of the proposed works to form a residential annex, it is judged the amenities of neighbouring residents would not be significantly affected as to create unacceptable living conditions. The case officer notes the enlargement of existing outbuilding would extend from the boundary shared with *Gable Cott*, indicating the proposed development would, in part, replace existing built form.
- 5.15 Overall, it is considered that the amenity of neighbouring residents would be adequately preserved and the proposed development would comply with policies PSP8 and PSP38.
- 5.16 Transport (Access and Parking)
Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. For the purposes of clarity, the combination of annex and first floor extension would constitute a requirement of 2no. parking spaces for the site. There has been no dedicated parking plan submitted as part of the evidence for this application, but the case officer notes the 'Proposed Block Plan' (Drawing No.991/PL07) reveals a hardstanding area of land forward of the existing principle elevation (within the site boundary) that measures at minimum, 8 meters by 4.8 meters. This exceeds well beyond the required capacities of PSP16 and as such, the proposal would have no impact on existing vehicular access and would comply with policy PSP16 and the Council's Residential Parking Standards SPD 2013.
- 5.17 Private Amenity Standards
Policy PSP43 states that residential units, including those that are subject to development (and in this case includes the proposed annex), 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 seeks to increase living accommodation for the host property and due to the scale of the annex, as well as both buildings having access to a garden, the case officer

is satisfied private amenity space standards would be acceptable. Therefore, the proposal would comply with PSP43.

5.18 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.

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That 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. 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 Sunnyside Bungalow, Westerleigh Road, Westerleigh, South Gloucestershire, BS37 8QH.

Reason: The development has been permitted on the particular circumstances of the case and the development would require further assessment to be used as a separate residential dwelling with regard to internal dimensions of the annex, amenity, access, and private amenity space, to accord with policies CS1 and CS8 of the South

Gloucestershire Local Plan Core Strategy (Adopted) December 2013; policies PSP8, PSP16, PSP38, and PSP43 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017; and the NPPF.

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

Site Location Plan (991/PL01)
Existing Block Plan (991/PL02)
Proposed Block Plan (991/PL07)
Existing and Proposed Outbuilding (991/PL06B)
Existing Floor Plan and Elevation (991/PL03A)
Proposed Elevations (991/PL05F)

To define the terms and extent of the permission.

**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 has worked with the applicant in a positive and proactive manner by conducting a thorough assessment with the case officer discussing concerns with the applicant's agent directly, helping to reach a solution that suits all parties.

Case Officer: Ben France
Authorising Officer: Helen Ainsley