

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: 51/21

Date to Members: 23/12/2021

Member's Deadline: 05/01/2022 (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 list below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

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

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

a. All applications, where approval is deemed to be granted upon the expiry of a defined period

b. All applications to be determined the lawfulness of a proposed or existing use of a site

c. All applications for non-material amendments

d. All applications to discharge planning conditions

e. All applications solely required because of the removal of Permitted Development Rights or Article 4 direction

f. Any footpath stopping up or diversion required to implement an approved scheme

Additional guidance for Members

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

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

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

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

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
50/21	15 th December by 5pm	17 th December by 9am	23 rd December 5pm	24 th December
51/21	21 st December by 5pm	23 rd December by 9am	5 th January 22 5pm	6 th January 22
No Circulated on Friday 31 st December 2021				

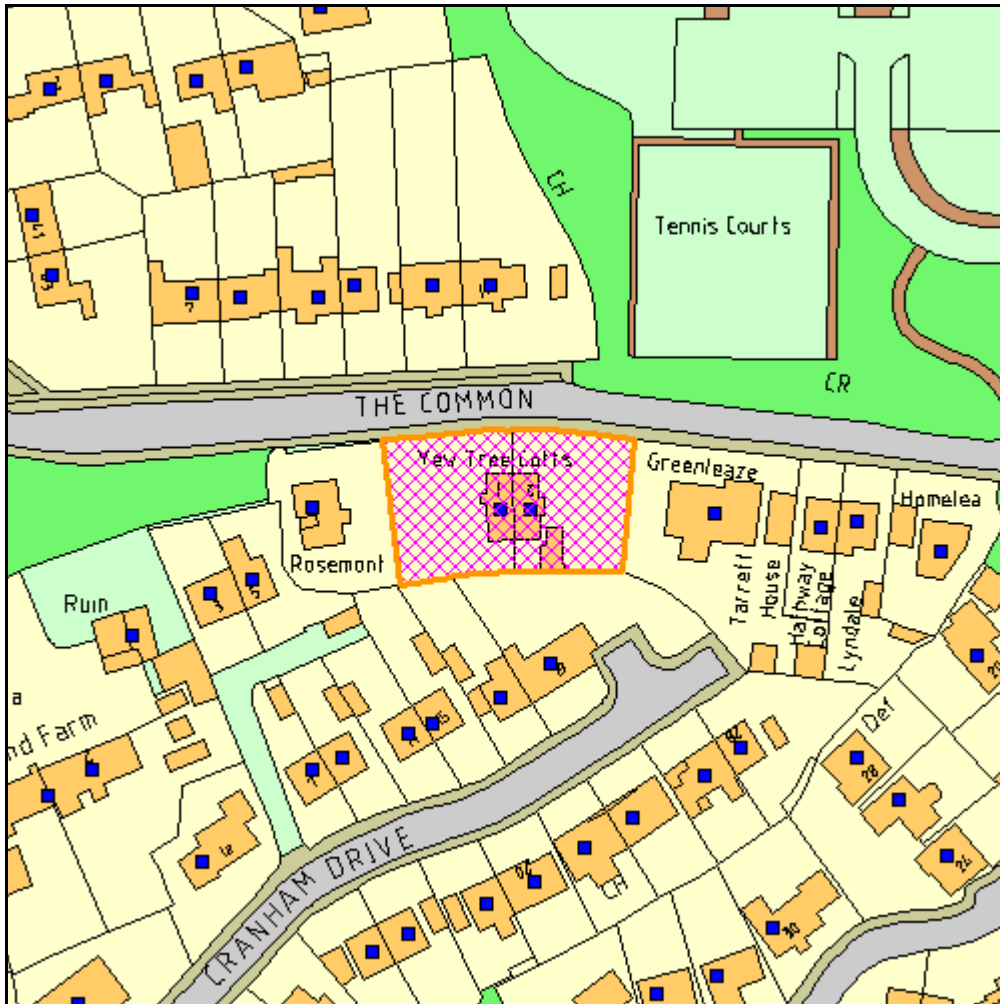
Dates and officer deadlines for Circulated Schedule Christmas Holidays 2021

CIRCULATED SCHEDULE - 23 December 2021

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P20/23746/F	Approve with Conditions	Yew Tree Cottages The Common Patchway South Gloucestershire BS34 6AX	Bradley Stoke North	Stoke Lodge And The Common
2	P21/06536/F	Approve with Conditions	Fromeshaw Lodge Beckspool Road Frenchay South Gloucestershire BS16 1NU	Frenchay And Downend	Winterbourne Parish Council
3	P21/06739/F	Approve with Conditions	2 Branksome Drive Filton South Gloucestershire BS34 7EF	Filton	Filton Town Council
4	P21/06976/F	Approve with Conditions	148 Fouracre Crescent Downend South Gloucestershire BS16 6PZ	Frenchay And Downend	Downend And Bromley Heath Parish Council
5	P21/07164/F	Refusal	Lawn Cottage Severn Road Hallen South Gloucestershire BS10 7RZ	Pilning And Severn Beach	Almondsbury Parish Council
6	P21/07456/RM	Approve with Conditions	PL5B North Yate New Neighbourhood Yate South Gloucestershire BS37 7LB	Yate North	Yate Town Council

CIRCULATED SCHEDULE NO. 51/21 - 23rd December 2021

App No.:	P20/23746/F	Applicant:	St Martin Domestic Properties Ltd
Site:	Yew Tree Cottages The Common Patchway South Gloucestershire BS34 6AX	Date Reg:	1st December 2020
Proposal:	Demolition of existing cottages and outbuildings and erection of 4no dwellings with access, parking and associated works.	Parish:	Stoke Lodge And The Common
Map Ref:	361137 182405	Ward:	Bradley Stoke North
Application Category:	Minor	Target Date:	21st January 2021



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 100023410, 2008. **N.T.S.** **P20/23746/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 and over 3no objection comments from local resident's contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the demolition of the existing cottages and outbuildings, and erection of 4no dwellings with access, parking and associated works at Yew Tree Cottages, The Common Patchway.
- 1.2 The application site relates to a pair of semi-detached cottages set with a large plot, located within the settlement boundary for Patchway. The site is not covered by any restrictive designations.
- 1.3 Following discussions with the urban design officer and applicant, amendments to the design have been made. This includes changes to the over form, from 2 pairs of semi-detached properties to 4 detached dwellings, reduced scale, removal of rear dormers and side garages, change of materials, improved landscaping to the front, and the introduction of rear garden rooms.

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
CS15 Distribution of housing
CS16 Housing Density
CS17 Housing Diversity
CS25 Communities of the North Fringe of Bristol Urban Area
South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017
PSP1 Local Distinctiveness
PSP2 Landscape
PSP3 Trees
PSP8 Residential Development
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Standards

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPS (Adopted) 2013
Residential Amenity TAN (Endorsed) 2016

3. CONSULTATION RESPONSES

3.1 Stoke Lodge and the Common Parish Council – Objection

“The parish council is not adverse to development for this site. The objection points need to be taken into consideration as the development as it stands is not acceptable with my points of contention need to be addressed for this to be acceptable to the parish. Our points are:

- 1. The density, size, height are too excessive for the plot size.*
- 2. Street view with the loss of openness.*
- 3. The height of the proposal is too overbearing.*
- 4. The privacy, direct line of sight into the adjoining property.*
- 5. The access, adverse effect on cycle lane and single pedestrian path during the build and after. Parking is already a problem in the area.*
- 6. The effect on the well protected wild life and trees.*
- 7. The building materials are not in keeping with the existing properties.*
- 8. There is a need for more uncovered parking in the design.*
- 9. The control of site vehicles especially around school times.*
- 10. This parish council has had very poor consideration for local residents for the development in Maisemore Avenue. We do not want another.”*

3.2 Councillor Edward Rose – Objection

“I wish as a Councillor and citizen of England to register my point of view in requesting denial of said application in current form.

My objection is based on living in that area from 2007 through 2016, whereby became familiar with the rural time capsule that is known as 'the common'. Very specific features stand out as being extraordinary and of merit that any planning must understand fully, these are summarised in bullet form below.

“The current buildings, traced back to 1600 timeline are presented in a specific style, which has been recognised and dictated on most recent building works to preserve the portrait and harmony thereof. The SGCC planning office is aware of such precedent and must therefore follow such predisposed conditions thereon.

“The area is significant in wildlife that make use of a well-known Hazel tree, a culvert that provides clean water thus giving unique life sustenance. Such building work will unquestionably at minimum give

disturbance if not destruction of a long stable haven, rare in modern human occupation.

“As a serving Town councillor in that ward area, I had to mediate car parking problems that caused massive upsets and bad community feelings, which encompassed Aldi suite of shops, the veterinary practice, the pub and residents within a 1/2 mile radius. This took five weeks of my involvement in person, writing letters and yes being forceful in education of how to work in harmony and respect local residents free access. Note that such issues are no longer the local bobbie to act upon but falls upon SGCC parking enforcement.

“The Common is a cul de Sac, that ends by the Medical practice having a turn area for traffic. Four stone pillars mark that end point. Further more, this is the cycle and pedestrian walk way that links town ship of the common, Patchway into Bradley Stoke.

“By allowing four new properties of stated size (density) would most likely cause cars to be either parking tightly onto the limited pavement, blocking or severe restricting of the turning area or impeding the passage of Council refuse vehicle, emergency vehicles such as ambulance or fire. And what of local residents transversing of whom some are elderly and or disabled, surely their safety is to be considered?

“As a serving Councillor on Bradley Stoke planning committee, I ask that you take on board these points to be of merit and thorough detailing undertaken.

3.3 Councillor Tracey Harrison-Ashe – Objection

“The common is a beautiful area with many character cottages dating back to the early to mid-1600's.

“This proposed development is more fitting to Bradley Stoke / Charlton Hayes.

“The street scene has certainly not being taken into account.

“The density to too high in relation to the plot size, and the height is invasive to the surrounding properties.

“Not enough parking provided which will cause overspill onto the public highway causing problems for residents.”

Internal Consultees

3.4 Ecology – No objection, conditions recommended.

3.5 Archaeology – No objection, conditions recommended.

3.6 Sustainable Transport – No objection, conditions recommended.

- 3.7 Highway Structures – No comment.
- 3.8 Lead Local Flood Authority – No objection, Informatives recommended.
- 3.9 Urban Design Officer – Verbal discussions have taken place with the councils Urban Design Officer, for which guidance has been provided to an approved design.
- 3.10 Tree Team – No objection.

Neighbour Responses

- 3.11 There have been 42no. Objection comments, 1no. Neutral comment, and one support comment have received by the council from local residents, the key points have been summarised below:

Objection Comments

- The density is too high in relation to the plot size;
- The height is invasive to the surrounding properties;
- Rooflines are too high due to being 3 stories;
- Development out of keeping;
- Inappropriate materials and design;
- Not enough parking;
- Disruption from construction;
- Loss of privacy and increased overlooking;
- Development would be overbearing;
- Loss of light and overshadowing;
- Harm to local wildlife;
- Materials out of keeping;
- Increase of danger to pedestrians and cyclists;
- Loss to property value;
- Loss of heritage value;
- Damage to health from construction;
- No need for more houses;
- No side access;
- Road would be full of black bins;
- Impact to highway safety;
- Parked cars could be damaged;
- No reference to environmental building concerns;
- Not enough internal space;
- Arboricultural report is incorrect, does not include trees on neighbouring property; and
- Additionally, the trees on my property have been given a diameter from the tree surveyor of 180mm, when in fact after checking the correct position for measurement the calculated stem diameter is 230mm this would greatly impact on the route protection area, therefor this is another reason plot 1 cannot be build in the position.

Support Comment

- Would improve the area;
- These old dilapidated cottages have been dormant for some time;

- The proposed development would not look out of place as we have 12 different styles of buildings on the length of this road; and
- Parking on the road won't be an issue as most neighbours already park on the road, some leaving their drives empty whilst others have taken down their front hedges to drive into their front garden whilst having no drop kerb this also applies to one of yew tree cottages.

Neutral Comment

- No bats or hedgehogs are seen in the area – however there are plenty of foxes;
- 50% of buildings at this end of the road are council constructed concrete Cornish units which are opposite Yew Tree cottages, for these new buildings to blend in you would have to build more concrete Cornish units which are unsightly;
- The common road does not have a dedicated cycle lane but it is quite safe to cycle up and down this road even with cars parked beside the road;
- The bottom end of the road narrows and sometimes we do have cars parked here, the refuge lorry has no problem passing these parked cars; and
- The Parish council objects to every new build but they are prepared to build on the only green open public space we have in this parish which is the Common playing field.

3.12 Additional Comments

Further to the revised plans being received, the following comments have been received.

Councillor Rebecca Strong – Objection

“The houses are too large for this plot. This is not Charlton Hayes or other areas being built now with a high building density. It is out of keeping with other building on The Common.”

Stoke Lodge and the Common Parish Council – Objection

“The proposed build is overpowering and it is felt that there should be no more than 3 properties on the site. The properties should not exceed 2 storeys in height as there are no other properties in the area exceeding this height. The proposed properties are not in keeping with the local area. The rear access to these properties is very poor. The Ecology report does not include the existing garage and the pond. The size of the dwellings greatly exceeds the existing properties by 25% which was the level set previously for planning consent. The building materials are not in keeping with existing properties which is not helped with a very poor design. The building materials need to be reclaimed or new stone as in keeping with existing properties. The properties have 4 bedrooms which will greatly increase the car parking issues currently being experienced in the area. The front Gable dormers will cause a privacy issue with properties opposite to the proposed site.”

Neighbour Responses

Following the close of the statutory consultation period and following the set of revised plans, 4no comments from neighbours have been received. The comments have been summarised into the following key points:

- Profiteering at expense of the neighbourhood;
- Out of character;
- Poor design;
- Harm to trees and hedgerows;
- Problems with front to back access route;
- Lack of parking;
- Harm to footway and highway safety;
- No environmental building measures;
- Internal space not sufficient;
- Garden room a joke;
- Inaccurate ecological survey;
- Loss of privacy;
- Would overlook neighbouring properties; and
- Not enough space between properties for maintenance;

Other matters

It is noted that the parish council and local councillors were disappointed as to not receiving an invitation for further comment as a result of the revised plans. However, their subsequent comments have been included. Nonetheless, where an application has been amended it is up to the local planning authority to decide whether further publicity and consultation is necessary in the interests of fairness. As a substantial number of comments were received within the initial consultation period, the points of concern are well recognised by officers, and have been taken into consideration within the assessment. It is not considered that any party has been disadvantaged as a result of not being consulted on the amended plans, with the application still being referred to the circulated schedule.

4. RELEVANT PLANNING HISTORY

4.1 No relative planning history.

5. ANALYSIS OF PROPOSAL

Principle of Development

5.1 The site is within part of the established area of Patchway. Policy CS5 directs development to established urban areas and defined settlement boundaries. As such, based solely on the location of the site within the settlement boundary, the principle of the development is acceptable.

5.2 In addition, PSP38 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, would not prejudice the amenities of neighbours, would not prejudice highway safety or provisions of an acceptable level of parking provision for any new and existing buildings, would not prejudice the provision of adequate private amenity space, and

- would not lead to the loss of gardens that form part of a settlement pattern that contributes to local character.
- 5.3 The principle of residential development on this site is acceptable, however regard is provided to the detailed matters which are discussed below.
- 5.4 Design
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.
- 5.5 The Common is a typical suburban residential road, characterised by an assortment of dwelling – from pairs of semi-detached Cornish properties to the north, more modern detached and semi-detached properties to the east, and a more traditional property that is akin to the host property to the west. The prevailing building lines are fairly uniform, with ample set-backs, most dwellings have open frontages with landscaped areas and parking to the front, this provides the street with a sense of openness. Separation distances between and volume of the buildings vary depending on their age. As such, the vicinity provides a highly diverse built environment.
- 5.6 The application site forms a large open plot which is occupied in its centre by a small pair of semi-detached properties. Whilst the host property is of some age, and is visible on the first edition OS map, having discussed the property with the conservation officer, it is apparent that any features of historic value associated within the property have been lost as a result of heavy modification through the passage of time. Albeit, it is considered that the traditional Cock and Hen walling to the front provides a degree of value to the street scene and efforts should be made for its retention.
- 5.7 The proposed development seeks permission to demolish the existing pair of semi-detached dwellings, and to build 4no new dwellings in its place – as discussed above, the principle of development is accepted. The proposed development would comprise 4no detached dwellings which would span across the plot. They would follow the existing building line, and as a result of the removal of the side garages, a degree of openness would be retained between the volumes when viewed from the public realm.
- 5.8 The height of the properties has been reduced since the point of submission, with the ridge lines now being no higher than the more modern properties seen to the east of the site. The overall design ethos is that of a modern town house, with a balanced fenestration and traditional dormer windows which allow for the proposal to maximise the optimum viable use of the land. The front facing materials would be altered between the properties, to include a mix of Bradstone walling and render – thus reflecting the finish of the neighbouring properties and providing homage to the retained stone walling at its frontage.

- 5.9 As mentioned above, the original stone wall to the frontage would be retained, with new hedgerow planted behind. The tandem style parking would allow for increased areas of soft landscaping, which is considered to respect the character of the streetscene. New tree planting is also proposed to the front gardens, which is a welcome asset to the local environment.
- 5.10 Having reviewed the design and appearance of the proposed development, it is considered that the character and appearance of the site and its context would be retained. The proposed dwellings, whilst portraying a fairly modern appearance, would fit well within the diverse street scene. The retention of the original stone wall and the dominance of soft landscaping and new planting to the frontage is considered to benefit the visual appearance when viewed from the public realm. As such, the proposed development, if built, would be of a high quality design and meet the requirements of the local development plan.
- 5.11 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact.
- 5.12 Concerning the amenity of future residents, each of the 4bed dwellings would be provided with ample space, outlook and natural light. The proposed rear gardens would be provided with a minimum of area of approximately 64m². Whilst this slightly below the recommended area 70m² as prescribed under policy PSP43, the space would be large enough to accommodate domestic items associated with a family sized dwelling, such as play equipment, outside dining and clothes drying. Regard is also provided to the garden area to the front of the properties which would offer some additional recreational and amenity benefit, albeit levels of privacy would be limited. On balance, the proposed development would provide a satisfactory level of amenity for future residents.
- 5.13 Regarding the amenity of neighbouring residents, the proposed development would be 2 stories in height and retain a back to back distance ranging from 19m to 29m from the nearest property to the rear which is angled towards the west of the site. As such, the closest properties to the neighbours would be set at a greater angle and not within a direct line of sight. As such, the sitting and separation distance with regards to the property to the rear is considered acceptable.
- 5.14 Concerning the amenity of the neighbours adjacent to the site, the proposed front dormers would sit comfortably within the existing roof space, as such it is not considered to result in an overbearing impact. In terms of overlooking and loss of privacy to the neighbour's properties, the impact from the widows of the proposed rear dormer would not result in a level of harm which is above those windows on the floor below. The dormers would not look directly into any residential dwellings and would be a sufficient distance (approx. 26m) away from the nearest adjacent property. With regard to the amenity of the neighbours either side of the application site, sufficient space would be retained

between the side elevations so not to result in any unreasonable harm of overbearingness. The rear of the properties face within a southerly direction, and thus would retain the existing levels of direct sunlight and would not be overshadowed.

4.15 Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The application seeks to demolish 2 dwellings and replace with 4x4 bed dwellings. The Council have adopted car parking standards that require a minimum of 2 off street car parking spaces per dwelling. The proposed site layout shows that this is provided for each dwelling and thus the minimum residential parking provisions as per policy PSP6 is met. Concerning access and egress to the site, The Common has a 20mph speed restriction limit and it is not uncommon for vehicles within this vicinity to reverse back onto the public highway, with a sufficient splay available. Subsequently, the proposed development would not result in a detrimental impact to footway or highway safety. Subject to the clarification of electric vehicle charging points which can be requested via condition, no objections are raised.

5.16 Archaeology

The proposal is for the construction of a new dwellings on a site outside the footprint that has been disturbed by previous development. Archaeological evidence of prehistoric and medieval activity has been documented in the vicinity and therefore my recommendation is that an archaeological watching brief should be undertaken on any ground works including the provision of services and utilities to the new building as a condition of any permission granted on this site.

5.17 Ecology

A Preliminary Ecological Appraisal (Wessex Ecological Consultancy, February 2021), Bat Survey Report (Wessex Ecological Consultancy, May 2021) and a Bat Survey Report (Wessex Ecological Consultancy, August 2021) has been submitted. The buildings on site were assessed as having low bat roosting potential, and thus an updated survey was requested. An updated survey was undertaken in August 2021, this survey found no bats emerging from the building. Concerning Great Crested Newt, the area was found to be unsuitable within the supporting ecology appraisal, with no contradiction raised by the councils own ecological officer. There are suitable habitats for hedgehogs and appropriate mitigation has been recommended. Subject to the recommended conditions, no objections are raised.

5.18 Trees

An Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (Hillside Trees Ltd, November 2020) has been submitted. Provided that the works are carried out in accordance with the submitted Arboricultural report there are no objections to this proposal.

5.19 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty

came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. This planning application it is considered to have a neutral impact on equality.

6. CONCLUSION

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

7. RECOMMENDATION

7.1 It is recommended that planning permission is GRANTED.

CONDITIONS

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

Reason

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

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

Received by the council on 18th November 2021: Proposed Garden Room, Proposed Elevations (Rev A), Proposed Floor Plans (Rev A), Proposed Site Layout (Rev A), Proposed Street Scene (Rev A). Received by the council on 27 November 2020: Site Location Plan, Existing Elevations, Existing Site Layout.

Reason

To define the terms and extent of the permission.

3. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E, F) and no development as specified in Part 2 (Classes A and B) other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

To ensure a satisfactory standard of external appearance and private amenity space, to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy

(Adopted) December 2013; Policies PSP1, PSP2 and PSP38 and PSP43 of the Policies, Sites and Places Plan (Adopted) 2017; and the National Planning Policy Framework.

4. The proposed development must be built in strict accordance to the measures provided within the submitted arboricultural documentation (Hillside Trees Ltd, November 2020). Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason

To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013, and polies PSP1 and PSP3 of the South Gloucestershire (Adopted) 2017.

5. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority. A detailed development layout showing the location of surface water proposals is required along with results of percolation tests and infiltration calculations to demonstrate that the proposal is suitable for this site. No public surface water sewer is available. The works must be completed in accordance with the approved details.

For the avoidance of doubt we would expect to see the following details when discharging the above conditions:

- o A clearly labelled drainage layout plan showing the exact location of any soakaways.
- o Evidence is required to confirm that the ground is suitable for soakaways. Percolation / Soakage test results in accordance with BRE Digest 365 and as described in Building Regs H - Drainage and Waste Disposal
- o Evidence that the soakaway is appropriately sized in accordance with BRE Digest 365 Soakaway Design.
- o Sp. Note; - Soakaways must be located 5 Metres from any structure including the Public Highway
- o Sp. Note: - No surface water discharge will be permitted to an existing foul sewer without the expressed approval of the sewage undertaker.

Reason

To avoid remedial action, and to comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2012.

6. Prior to the commencement of development a programme of archaeological investigation and recording (archaeological watching brief) for the site shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved programme shall be implemented in all respects.

Reason

To avoid remedial action and in the interest of archaeological investigation or recording, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and the National Planning Policy Framework.

7. The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal (Wessex Ecological Consultancy, February 2021), Bat Survey Report (Wessex Ecological Consultancy, May 2021) and a Bat Survey Report (Wessex Ecological Consultancy, August 2021) this includes sensitive timings of works and supervision of vegetation clearance.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of wider biodiversity, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted (2017) and the National Planning Policy Framework. With further regard to the species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended).

8. Prior to first occupation, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - o Identify those areas/features on site that are particularly sensitive for bats and other wildlife and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - o Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

Reason

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

regard to the species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended).

9. Prior to commencement of development, a habitat enhancement scheme is to be submitted to the local authority for review this is to expand on the details within the Preliminary Ecological Appraisal (Wessex Ecological Consultancy, February 2021). The works must then be done in accordance with the approved details.

Reason

To avoid remedial action and to ensure the works are carried out in an appropriate manner and in the interests of wider biodiversity, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted (2017) and the National Planning Policy Framework. With further regard to the species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended).

10. Prior to first occupation, location and details relating to electric vehicle charging points for 1 charging point per dwelling, to be type 2 standard and 7kw, must be submitted to the council for approval. The development must proceed in accordance with the approved details.

Reason

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

11. Prior to the first occupation of the development the proposed parking to the frontage of the site needs to be available.

Reason

To minimise disturbance to the neighbours and to accord with Policies PSP8, PSP16 and PSP38 of the Policies, Sites and Places Plan (Adopted 2017) and the provisions of the National Planning Policy Framework.

12. No building operations or deliveries of any kind shall take place outside the hours of:

Monday - Friday.....7.30 - 18.00
Saturday.....8.00 - 13.00.
No noisy activities on Sundays or Bank Holidays.

All plant and equipment shall be suitably chosen, sited, operated and serviced so as to minimise noise, vibration, fumes and dust. Best practical means shall be employed to minimise potential nuisance to neighbouring properties. All plant should be turned off when not in use.

Pneumatic tools shall be fitted with an integral silencer and/or purpose made muffler, which is maintained in good repair.

In periods of dry weather, dust control measures shall be employed including wheel washing and damping down. Any stockpiles of materials which are likely to give rise to windblown dust, shall be sheeted, wetted or so located as to minimise any potential nuisance. Lorries carrying waste material from the site shall be covered or sheeted at all times.

Reason

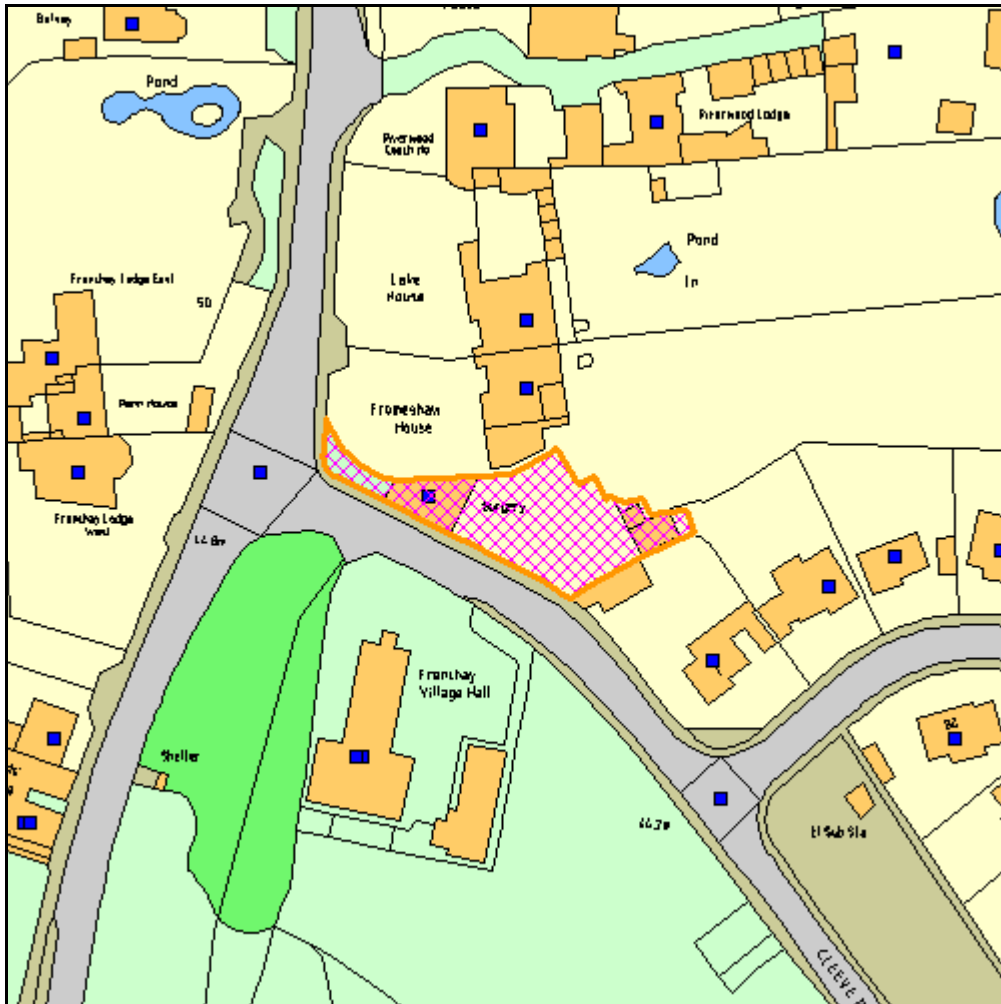
To protect the amenities of the nearby neighbouring occupiers and to comply with policy PSP8 of the South Gloucestershire Local Plan: Policy, Sites and Places Plan (Adopted) 2017.

Case Officer: Thomas Smith

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 51/21 - 23rd December 2021

App No.:	P21/06536/F	Applicant:	Mr K Naik Smile Orchard
Site:	Fromeshaw Lodge Beckspool Road Frenchay South Gloucestershire BS16 1NU	Date Reg:	13th October 2021
Proposal:	Demolition of existing garage and erection of 1 no. laboratory building for use in association with the existing dental practice (Class E(e)) (Retrospective).	Parish:	Winterbourne Parish Council
Map Ref:	364184 177938	Ward:	Frenchay And Downend
Application Category:	Minor	Target Date:	30th November 2021



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 100023410, 2008. **N.T.S.** **P21/06536/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 as a result of four objection comments that are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks retrospective permission for the demolition of an existing garage and the erection of a replacement building for use as a dental laboratory. The building sits within the existing enclosed courtyard of the dental practice. The height of the building has been increased by approximately 70cms, a requirement needed to adhere to building regulations as the head height of the garage structure did not meet building regulations.
- 1.2 The principle of the laboratory use has been established by the earlier permission, PT18/5025/F, and the planning merits associated with the use do not therefore need to be re-visited in the assessment of this application.
- 1.3 The site lies in the North Fringe of Bristol, the Frenchay Conservation Area and the setting of Fromeshaw House (Grade II listed).
- 1.4 Through negotiation and advice from the Senior Conservation officer, the scheme has been amended to add a render finish to the rear elevation rather than the existing red brick finish.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS23	Community Infrastructure
CS25	North Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards

PSP17	Heritage Assets
PSP20	Flood Risk
PSP21	Environmental Impact
PSP31	Town Centre Uses

- 2.3 Supplementary Planning Guidance
 Design Checklist SPD (Adopted) 2007
 Frenchay Conservation Area SPD (2007)

3. RELEVANT PLANNING HISTORY

- 3.1 PT18/5025/F - Change of use of existing garage to form lab room (Class D1) as defined in Town and Country (Use Classes) Order 1987 (as amended). Erection of single storey rear extension to existing dental practice. Extension of existing car park to form 2no. extra parking spaces with associated works. Approved.
- 3.2 P93/1762 - Change of use of attached dental surgery to residential (class D1 to class C3 of the town and country planning (use classes) order 1987) and change of use of detached lodge from residential to dental surgery (class C3 to class D1 of the town and country planning (use classes) order 1987) (in accordance with amended plans received on 10 September 1993). Approved.
- 3.3 P85/2399 - Erection of single storey detached building to form "granny flat". (In accordance with revised plan received by the council on 22ND January 1986.)

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
 Objection – Concerns over increase in height. Building materials not in keeping and lack of detail on foul water disposal.

- 4.2 Other Consultees
 Transportation DC – No objection

Tree Officer – No objection.

Conservation Officer - I have no objection to the revised plans and the use of an off-white roughcast render on the rear elevation.

Drainage Officer – The proposals of connecting foul sewage to the Wessex Water public foul sewer, as well as discharging surface water to an on-site soakaway is acceptable to us. Therefore, our updated comments are that we have no objection.

Other Representations

- 4.3 Local Residents
 Three objections have been lodged by residents there are summarised below:

- The height of the building has increased and is visible to neighbours.

- Proposed use of materials not appropriate in a Conservation Area
- Lack of adequate drainage
- Overuse of red brick in construction of lab
- Environmental concerns about the dental lab use

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application seeks retrospective planning permission for a new dental laboratory and stands to be assessed against the above listed policies and all other material considerations. There are no policies specifically relating to the provision of new buildings and facilities for dental or other healthcare uses, though Community Infrastructure policy CS23 seeks to protect and enhance community infrastructure, which includes health and social care facilities. Furthermore, policy CS4A indicates that where there are no specifically relevant policies, permission should be granted for development proposals which represent sustainable development, unless material considerations indicate otherwise. Also of particular importance is the overall scale of the development and its design given its function and location within the Frenchay Conservation Area (CS1, CS5, CS9, PSP17) and the impacts on residential amenity (PSP8, PSP21).

5.2 Design/Impact on Character and Appearance of the Conservation Area

The site sits within the Frenchay Conservation Area adjacent to Beckspool Road/Cleeve Road junction. The former garage and adjoining store have the benefit of a 2018 permission for a change of use to a dental laboratory in association with the existing dental practice. The building sits in the eastern corner of the site enclosed on two sides by stone boundary walls.

5.3 The 2018 permission for change of use did not include any external changes to the garage. Unfortunately, the garage was of insufficient construction and height to accommodate the proposed dental laboratory, with its external envelope formed by the existing stone walls and the roof bolted to them. Consequently, the front elevation with garage door, rear elevation; and roof were all removed to accommodate a new structure supported by new freestanding walls inside the existing boundary walls.

5.4 On the main elevation of the old garage the large white modern roller shutter door has been removed to be replaced by a door and window in grey aluminium. The front and rear walls of the garage have been replaced with new concrete walls faced with natural stone on the front. The stone used on the front elevation is reclaimed (from within the Frenchay Conservation Area) and matches the stone used on the approved extension for the dental practice.

5.5 The original garage, which was visible from the public realm by virtue of its location opposite the vehicular entrance into the site off Cleeve Road, had no architectural merit and appeared incongruous alongside the attractive stone boundary wall. The new building now sits discreetly within the site, appearing in views from the south as a stone boundary wall with an access gate, in keeping with the appearance of the adjoining store, which is also concealed from the

public realm. The courtyard is now fully enclosed by attractive stone walling, in keeping with the character and appearance of the Conservation Area and in line with advice contained within the Frenchay Conservation Area Character Appraisal (Adopted March 2007) that identifies the 'special features' that combine to create the Conservation Area's 'special character', which includes the locally quarried rubble pennant stone used in the construction of the new building.

5.6 The original plans indicated that the rear elevation facing these properties was to be left as red brick. Following advice from the Senior Conservation Officer and further negotiation, the applicant has amended the plans to show a plain rough cast render to tone down the red brick elevation in an off-white colour similar to one of the elevations on the adjacent Listed Building and more in keeping with the Conservation Area

5.7 Residential Amenity

The new building is single storey and has had a modest height increase of approximately 70 cms, raising the height of the building from approximately 2.5 metres to 3.2 metres. This increase was necessary to increase internal head height to facilitate the use of the building as a dental laboratory. The rear of the building is more visible from adjoining properties in Grange Park but an existing wooden fence limits the views of the rear elevations.

5.8 The increase in height is modest and the nearest dwelling houses are some distance away. With the amended change in materials to the rear elevations, it is considered there is no unacceptable impacts on residential amenity and as such the development complies with policies CS1 and PSP1.

5.9 Adjacent Listed Building

The site is adjacent to the Grade II Listed Building Fromeshaw House. The building has had a modest increase in height but is largely screened from view from Fromeshaw House by existing large trees and by way of being positioned in the eastern corner of the existing enclosed courtyard. The main elevation of the building has been improved with the loss of the modern roller shutter doors replaced by a stone front. With the modest increase in height, limited views, and improvement in the buildings main elevation it is considered there is no harm to the setting of the adjacent Listed Building.

5.10 Drainage

There were objections raised by local residents and the Parish Council with regards to drainage matters. The applicant has confirmed that the building is connected to Wessex Water public foul sewer, as well as discharging surface water to an on-site soakaway. The Councils Drainage Officer considered this information acceptable and has no objection to the application.

5.11 Impact on Community Use

Having extra facilities for the practice will be beneficial for the ongoing success of the business and increase services offered to patients. The changes to the garage were necessary to allow for increased head height and to facilitate the permitted change of use from a garage to a modern dental laboratory.

5.12 Other matters

There was an objection based on the use of the building as a dental laboratory this matter is not for consideration within this application and the change of use has already been considered and approved in the 2018 application PT18/5025/F.

5.13 Planning Balance

The development is considered to be acceptable and supported by the policies of the Development Plan, the Frenchay Conservation Area Character Appraisal and the NPPF. The erection of a new building for a dental lab allows extra facilities for the practice that will be beneficial for the ongoing success of the business and for an increased service to patients. There is considered no harm to the adjacent Listed Building or to the Frenchay Conservation Area. The modest increase in height is not considered to cause residential amenity issues to neighbouring properties. Permission should accordingly be granted.

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

7. RECOMMENDATION

7.1 That planning permission is granted subject to conditions.

CONDITIONS

1. Within 3 months of this decision the rear elevation of the new building shall be rendered in an off white rough cast render and retained thereafter.

Reason

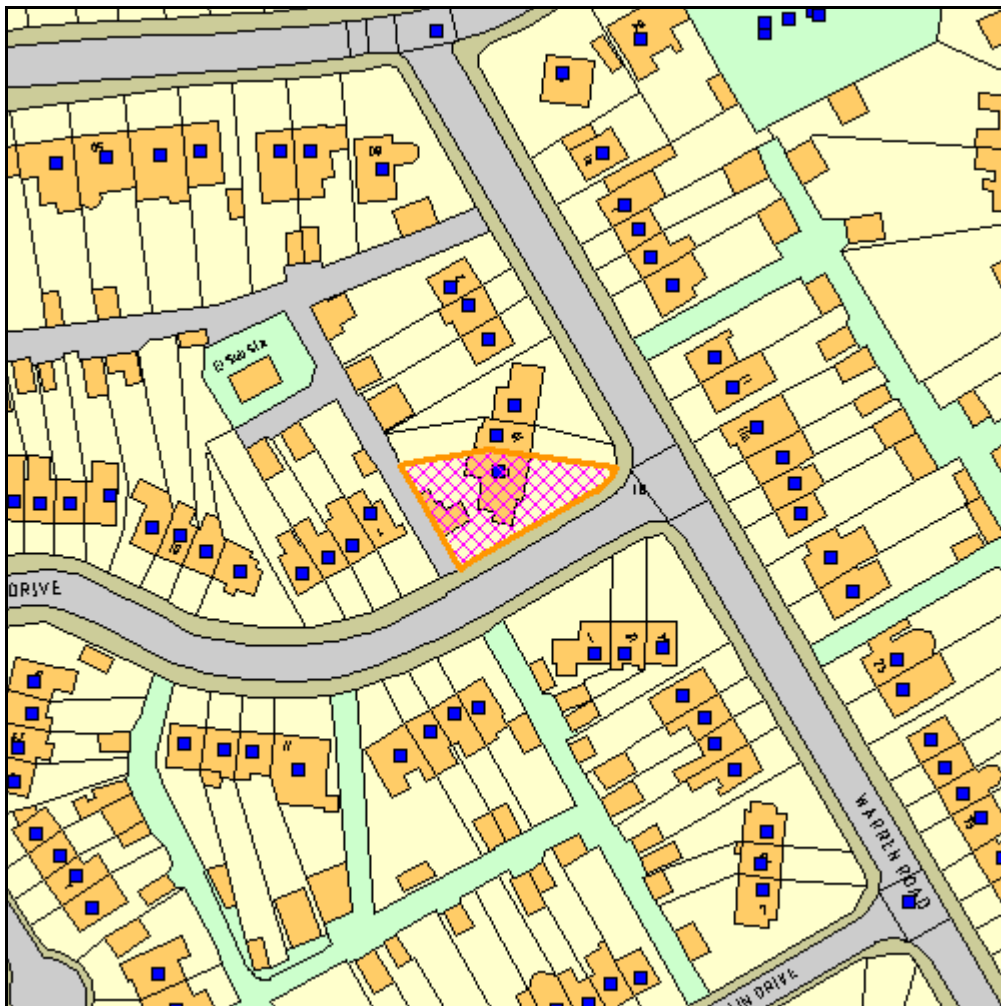
To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

Case Officer: Kevan Hooper

Authorising Officer: Dawn Russell

CIRCULATED SCHEDULE NO. 51/21 - 23rd December 2021

App No.:	P21/06739/F	Applicant:	Ms Carla Carbonaro
Site:	2 Branksome Drive Filton South Gloucestershire BS34 7EF	Date Reg:	3rd November 2021
Proposal:	Erection of single storey extension to detached garage to facilitate change of use of building and host dwelling from Class C4 to 7-person house in multiple occupation (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Formation of 3 no. vehicular parking spaces.	Parish:	Filton Town Council
Map Ref:	360682 179296	Ward:	Filton
Application Category:	Minor	Target Date:	27th December 2021



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P21/06739/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 APPEARANCE ON CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a single storey extension to detached garage to facilitate change of use of building and host dwelling from Class C4 to 7-person house in multiple occupation (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) at 2 Branksome Drive, Filton.
- 1.2 The applicant site comprises a modest corner plot with the property itself forming a two-storey, semi-detached property. The dwellinghouse displays typical characteristics of the area and benefits from off street parking as well as a rear garden, providing the residents with ample amenity space. Likewise, it is recognised on-site development is not limited by any local development plan policies.
- 1.3 *Procedural Matters* – amended plans have been received from the applicant. This has not altered the description of development nor not affected the scope of assessment, and as such, no further public consultation has been conducted. The case officer is satisfied this does not disadvantage the public interest.

2. POLICY CONTEXT

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

- 2.2 Development Plans

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

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS25	Communities of the North Fringe of Bristol Urban Area

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

PSP1	Local Distinctiveness
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PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Space

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (*Adopted 2007*)
 Residential Parking Standards SPS (*Adopted 2013*)
 SGC Householder Design Guide (*Adopted March 2021*)
 SGC Houses in Multiple Occupation SPD (*Adopted October 2021*)

3. RELEVANT PLANNING HISTORY

- 3.1 Ref: PT03/0513/F. Approve with conditions, 01.04.2003.
 Proposal: *Erection of single storey side extension to form kitchen, study and bathroom.*

4. CONSULTATION RESPONSES

- 4.1 Filton Parish Council
 The Parish council have objected to this application on the grounds that the proposed development would represent an inadequate sized property and contradict the recently adopted SPD: Filton has a 11.2% concentration of HMOs.
- 4.2 [*Officer Comment*] The above comment has been noted with further discussion regarding space standards and the adopted SPD can be found in section 5 of this report.
- 4.3 Sustainable Transport Officer
 No objection in principle but request that charging for electric vehicles is installed and conditioned as part of this development and that details regarding visibility for pedestrians and vehicles are submitted for review.
- 4.4 [*Officer Comment*] The above comment has been noted with it recognised revised plans have been received. This is seen to address the above concerns, however, further discussion regarding transportation can be found in section 5 of this report.
- 4.5 Archaeology Officer
 No comment.
- 4.6 Economic Development Officer
 No comment received.
- 4.7 Planning Policy Officer
 No comment received.

4.8 Housing and Enabling Officer

No comment received.

4.9 Environmental Protection Officer

No comment received.

4.10 Local Residents

Two letters of objection have been received from neighbours. Key points are as follows:

- Proposed development would not provide sufficient on-site parking with the potential for highway safety issues.
- Concerns of noise disturbance and effect on residential amenity.
- More vehicles (as a result of development) are likely to exacerbate existing transportation network issues.

4.11 [*Officer Comment*] The above comment has been noted with further discussion regarding transportation and amenity found in section 5 of this report.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The primary consideration of this application is whether the change of use of a dwelling from C3 into C4 (house of multiple occupation) would have an unacceptable impact upon the surrounding area. This is primarily assessed against the tests outlined in the Houses in Multiple Occupation SPD (Adopted) 2021 which utilises available data (licensed HMOs) to provide an assessment of the concentration of HMOs and overall housing mix within the locality of the proposal.

5.2 Further to this, policy PSP39 states that where planning permission for an HMO is required, it will only be considered acceptable where the development would not prejudice the amenity of neighbours. Supporting text confirms the term “neighbours” should be taken to mean properties adjacent to, and surrounding the application site, and would therefore have reasonable potential to be directly affected by harmful impacts arising from the proposal(s).

5.3 In addition, policy PSP8 maintains that development proposals will only be acceptable provided they do not create unacceptable living conditions or result in unacceptable impacts on residential amenities of both the potential occupants and neighbouring properties. Unacceptable impacts include but are not limited to, noise and disturbance, which could arise from HMOs due their functioning less like traditional single households on a day-to-day basis.

5.4 Referring back to the SPD, prejudicing the amenity of neighbours can arise at a localised level when developments of such HMO uses are inappropriately located, or become concentrated, particularly at an individual street level. Here it is noted that Additional Explanatory Guidance 1 states the following should be taken into consideration when assessing the proposal as to avoid a likely refusal:

- Whether any dwellinghouse would be ‘sandwiched’ between two licensed HMOs; or,
 - Result in three or more adjacent licensed HMO properties.
- 5.5 The current applicant property, 2 Branksome Drive, does not have any neighbouring HMOs and would therefore not result in a dwelling being sandwiched between two licensed HMOs, or result in three or more adjacent licensed HMO properties.
- 5.6 Notwithstanding this, and as there are localities within the same ward of the proposed development that currently experience a concentration of HMOs, the SPD requires consideration to be given to the potential harm to support mixed communities due to the impact upon the defined character and existing amenity support – those application which contribute towards a harmful impact should be resisted. Specifically, Additional Explanatory Guidance 2 sets out the following should be taken into consideration when assessing the proposal to determine if harm would arise:
- The development would result in 10% of households within the locality being registered as a licensed HMO property; or,
 - More than 20% of households within a 100m radius of the application property would be registered as a licensed HMO property.
- (NB: For the purposes of this assessment, a ‘locality’ is defined by a statistical boundary known as a Census Output Area).*
- 5.7 In the case of 2 Branksome Drive, HMO properties within the locality currently represent 5.7% of households. Within 100m radius, there are 100 properties, 3 of which are registered as a HMO.
- 5.8 In respect of the above considerations, the principle of the change of use to a HMO is therefore accepted. Notwithstanding this, the proposal must also be reviewed against other relevant areas of consideration to determine if local planning policy is satisfied.
- 5.9 Lastly, the proposed alterations (single storey extension to garage), is considered acceptable in principle as policy PSP38 permits extensions and alterations to existing dwellings and outbuildings within established residential curtilages subject to an assessment of design, amenity and transport.
- 5.10 Design and Visual Amenity
Policies CS1, PSP38 and the SGC Householder Design Guide seek to ensure that development proposals are of the highest possible standards of design in which they respond to the context of their environment. This means that developments should demonstrate a clear understanding of both the site and local history to ensure the character, distinctiveness and amenity is well assessed and incorporated into design.
- 5.11 The proposed single storey extension would project to the rear of the outbuilding by approximately 3m (at its longest) and have a width of 5.45m and would effectively elongate the existing roof profiles of the garage and workshop. The development would create an approximate 10m² internal floor space,

functioning to provide the conversion to 2no. bedrooms. There would also be 1no. pedestrian doorway replacing the existing 'up and over' garage door along with 1no. window installed into the rear façade. Proposed finishing materials are set to match those found in the immediate context.

5.12 Overall, it is considered that the proposed alterations would not result in unreasonable harm to the character or appearance of the site and its context and as such, it is judged have an acceptable standard of design that complies with policies CS1 and PSP38.

5.13 Residential Amenity

As outlined above, the principle for the change of use is not considered to significantly impact upon residential amenity with the introduction of a minor single storey rear extension unlikely to introduce elements of overlooking or overbearing effect. This suggests the proposal fully accords with policy PSP8.

5.14 However, policy PSP43 sets out minimum standards for private amenity space which should be functional, safe and of sufficient size in relation to occupants. Whilst this policy does not provide a standard for HMOs, it should be used as a reference point when assessing HMO applications. The policy confirms that a 1no. bed flat should have access to a minimum of 5m² amenity space, suggesting the proposal should supply, at minimum, 35m² (7 x 1no. bed) of private amenity space. The submitted evidence (*Proposed Block Plan – Drawing No:BD21-05*) indicates this standard could be achieved, suggesting sufficient private amenity space would be provided for future occupants.

5.15 Notwithstanding this, the submitted floor plans demonstrate that internal space conditions are of a 'cramped' nature, but the case officer refers to the national HMO licensing application which ensures an assessment of the suitability for dwelling to be used as a HMO (based on the size and number occupants) is conducted. So, whilst concerns are raised with regards to internal space standards, this ultimately fall outside the scope of assessment.

5.16 Transport

Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision for a HMO is 1 space per 2 bedrooms and should be rounded up to the nearest whole number, with a HMO of the proposed size expected to provide 4no. on-site parking spaces. Submitted evidence conforms this requirement can be satisfied. Notwithstanding this, the requested condition of the sustainable transport officer is noted – prior to first occupation, an electric charging point should be installed – with the case officer in agreement it would not be undue to set such a condition.

5.17 In addition to the above, policy PSP11 states development proposals that generate a demand for travel will be acceptable provided that access is appropriate, safe, convenient and attractive for all modes of travel arising to and from the site. It also outlines that access should not: contribute to serve congestion; impact on the amenities of communities surrounding access routes; have an unacceptable effect on highway and road safety; and, should not harm environmentally sensitive areas.

5.18 Access to each of the proposed parking spaces would utilise an entry point from Branksome Drive and would be positioned in a similar fashion to that of existing. Likewise, submitted details indicate that visibility from the proposed vantage point would be of an acceptable standard and given that the development would only result in a modest intensification of road use, the proposed arrangements would not result in any severe highway or transportation issues. However, as the development relates to the highway, it is recommended that any works should be carried out in accordance to the Council's standards of construction, with all details and method of construction first to be agreed by the Council's Streetcare Manager.

Highway Conclusion

5.19 Subject to appropriate conditions and infromatives, the case officer is satisfied that the proposed development satisfies the requirements of policies PSP11 and PSP16, with no transportation objections raised.

5.20 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.

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

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

CONDITIONS

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

Reason

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

2. Prior to first occupation of the development hereby approved, access and car parking arrangements, including the provision of 2no. 7Kw 32 Amp Electric Vehicle Charging Points, must be completed in accordance with the submitted details: Proposed Block Plan (received 2nd December 2021) (BD21-05).

Reason

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

3. The development hereby approved shall be completed in strict accordance with the plans as set out below:

(Received 1st November 2021)

- Site Location Plan (ST60687929)
- Existing Block Plan (BD21-01)
- Existing Elevations (BD21-04)
- Proposed Elevations (BD21-08)
- Existing Ground floor Plan (BD21-03)
- Proposed ground Floor Plan (BD21-06)
- Existing First floor Plan (BD21-02)
- Proposed First Floor Plan (BD21-07)

(Received 2nd December 2021)

- Proposed Block Plan (BD21-05)

Reason

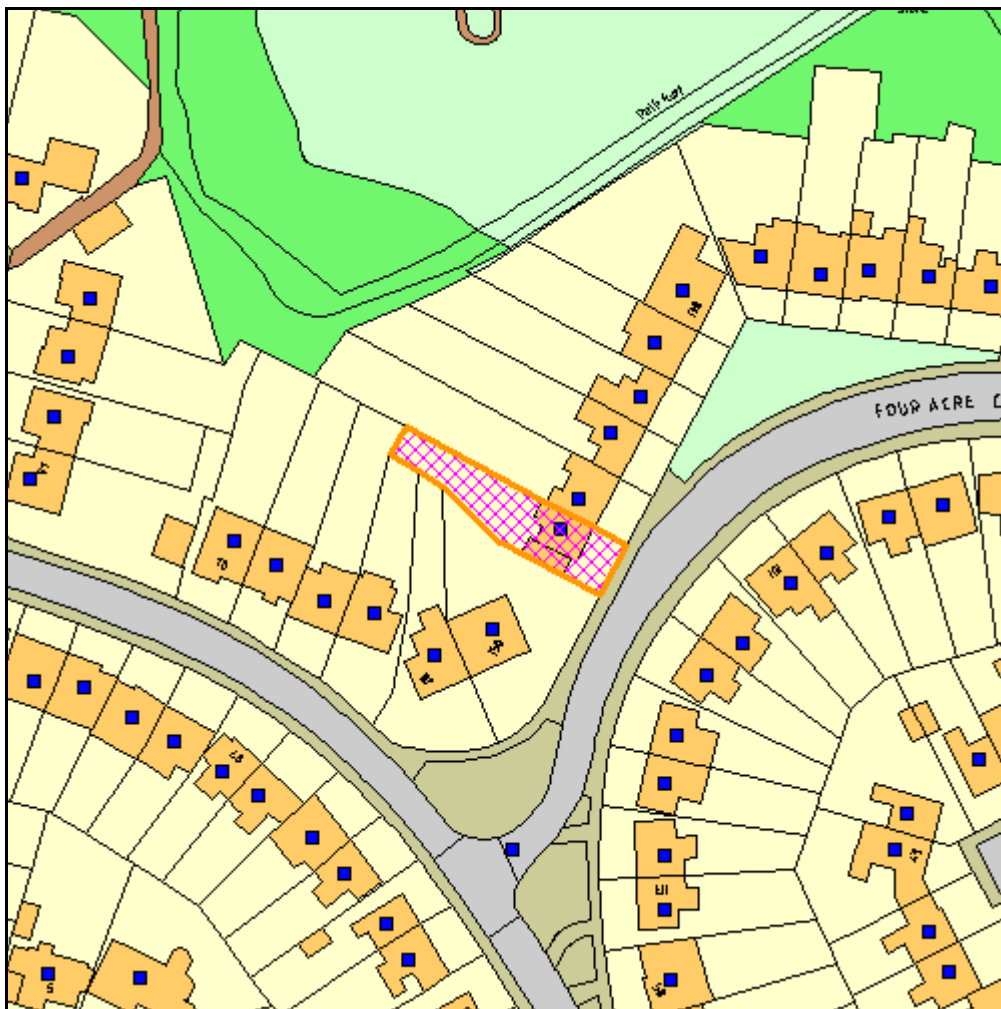
To define the terms and extent of the permission.

Case Officer: Ben France

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 51/21 - 23rd December 2021

App No.:	P21/06976/F	Applicant:	Stuart Mulcahy
Site:	148 Fouracre Crescent Downend South Gloucestershire BS16 6PZ	Date Reg:	16th November 2021
Proposal:	Erection of two storey side and single storey rear extension to provide additional living accommodation.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365305 178186	Ward:	Frenchay And Downend
Application Category:	Householder	Target Date:	10th January 2022



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

REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection from the Parish Council contrary to the findings of this report and the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a two storey side and single storey rear extension to provide additional living accommodation, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site is set within the wider settlement boundary of Downend and comprises a moderately sized plot. The dominant feature within the site is a two-storey semi-detached dwellinghouse, displaying typical characteristics of the area. The property benefits from off-street parking, along with a front and rear garden.
- 1.3 Here, it is to be noted that since the application was initially submitted and consultations were received, revised plans for the application have been received. The amendments include the following:
 - 0.3 metre setback of side extension from the host's front elevation.
 - 0.3 metre set down of side extensions roof from the host dwellings main ridgeline.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

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

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 No relevant planning history.

4. **CONSULTATION RESPONSES**

- 4.1 Downend and Bromley Heath Parish Council
Objection. The plans fail to show “off-street parking” for a 4-bedroom house.

- 4.2 Sustainable Transport – Transportation DC
The proposed development will not increase the vehicular parking requirements for the dwelling. The plans submitted show that a new garage will be erected with internal dimensions that comply with South Gloucestershire Council's residential parking standards. Subject to at least one parking space being permanently available on the driveway in addition to the garage, there is no transportation objection raised.

- 4.3 Local Residents
No comments received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
The application site is situated within the east fringe of Bristol's urban area and is currently utilised as a C3 dwellinghouse. The proposed development would extend the area of living accommodation within the property, including 1no. additional bedroom with en-suite, at the expense of strip of garden/driveway.

Policy PSP38 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 is relevant to this application. The policy indicates that residential extensions are acceptable in principle subject to considerations of visual amenity, residential amenity and highway safety. The proposal therefore accords with the principle of development subject to the following considerations.

- 5.2 Design and Visual Amenity
Policy CS1 of the Core Strategy and policy PSP38 of Policies, Sites and Places Plans seeks 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 application site and its context.

5.3 ***Two-storey side extension***

The proposed two-storey side extension will project from the side elevation (south-west) of the existing property by (approx.) 3 metres and have a maximum depth of 7.3 metres. At ground floor, the extension will sit in line with the properties front façade, whilst, at first floor the extension will be stepped back from the dwellings principle elevation by 0.3 metres. A lean-to roof will cover the small single-storey elements.

5.4 The extension will feature a hipped roof that is set down from the host dwellings ridge line by (approx.) 0.3 metres and follow a similar pitch to that of the existing property. Installed within the roof will be 1no. skylight. Additionally, numerous windows will be positioned to the extensions front and rear elevations, along with a tilt-up door at ground floor to the principle elevation, providing external access to the proposed garage.

5.5 ***Single-storey rear extension***

Partial demolition of the properties existing rear extension is required. In its place, the proposed single-storey extension will project a maximum of (approx.) 4 metres from the host dwellings rear elevation and span the width of the property, measuring 9.2 metres. The 'L' shaped mass will feature a simple lean-to roof, which will rise from an eaves height of (approx.) 2.6 metres to a maximum ridge height of 3.9 metres. Incorporated within the roof structure will be 2no. skylights.

5.6 The design will introduce multiple openings to the extensions elevations, including 1no. set of bi-fold doors to both the rear and side (south-west) facades, permitting access to the garden. External finish to the extensions will be rendered blockwork with concrete tiled roof to match the host dwelling. All new doors and windows will be double glazed set in white uPVC frames to match the existing.

5.7 The scheme appears subservient to the property. This is achieved through setting back and setting down the proposed development from the host dwelling. As such, maintaining the properties architectural integrity, and character of the area. Furthermore, the proposals have been designed to respect the existing property through its proportions and choice of materials, ensuring that the aesthetical appearance of the dwelling is harmonious and continues to complement neighbouring properties. All-inclusive, the proposal is deemed to comply with policies CS1 and PSP38.

5.8 **Residential Amenity**

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

- 5.9 The main amenity considerations of the proposed development at this site is the potential for loss of privacy and overbearing effect on both adjacent properties. With regard to No.146 Fourarce Crescent, it is acknowledged that this property recently gained permission for the erection of single storey front and rear extensions, as well as a two storey side and rear extension (28.07.2021). Whilst it is unknown by the case officer if this development has yet commenced, given the granting of permission it is considered by the planning officer that it is the occupier's intention to undertake the work. The extension would protrude (approx.) 4 metres from No.146's original rear building line, matching that of the application dwellings proposed rear extension.
- 5.10 Furthermore, adjacent neighbour located to the south-west sits within a corner plot, whereby the garden wraps around the side of the property. As a result a distance of (approx.) 9 metres sits between the proposal and No.150. This provides an element of separation between the additional vertical/horizontal massing and neighbouring property, serving to substantially mitigate concerns regarding overbearing effect arising from such a proposal. No windows have been proposed to the two-storey side extensions south-west elevation, additionally eliminating concerns regarding loss of privacy to No.150.
- 5.11 As such, given the siting, scale and design of the proposed works and in consideration to the neighbouring properties, the development would not result in any significant impacts as described above and would comply with policy PSP8.
- 5.12 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. Although the proposed development increases the occupancy within the dwelling, as well as builds on existing rear garden. The remaining private external amenity space would continue to be in excess of the Council's design standards, complying with policy PSP43.
- 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 with a property of the proposed size (4-bedrooms) expected to provide a minimum of 2no. off street parking spaces. Although no parking details have been submitted as part of the application, the proposed works include the introduction of integral garage which will provide parking for 1no. vehicle. Furthermore, the plans indicate that the properties front curtilage holds the capacity to accommodate 1no. vehicle. As such, satisfying policy PSP16.
- 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 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 development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below (received 28th October - 15th December 2021):

Existing Combined Plan (revised)

Proposed Elevations (revised)

Proposed Floor and Roof Plan (revised)

Reason

To define the terms and extent of the permission.

Case Officer: Chloe Summerill
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 51/21 - 23rd December 2021

App No.:	P21/07164/F	Applicant:	Mr Andrew Burns
Site:	Lawn Cottage Severn Road Hallen South Gloucestershire BS10 7RZ	Date Reg:	11th November 2021
Proposal:	Erection of a single and two storey rear extension to form additional living accommodation.	Parish:	Almondsbury Parish Council
Map Ref:	354995 180260	Ward:	Pilning And Severn Beach
Application Category:	Householder	Target Date:	4th January 2022



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

INTRODUCTION

This application appears on the circulated schedule due to the receipt of a support comment from the Parish Council, contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of single and two storey rear extensions at Lawn Cottage, Hallen.
- 1.2 The application site is situated within the settlement boundary of Hallen as well as the Bristol & Bath Green Belt (BBGB). The site comprises a southwest facing two-storey detached dwellinghouse, with off-road parking, along with a moderate front and rear garden. The site is located via a private drive accessed from Severn Road.
- 1.3 As part of the assessment and determination of this application, initial comments were received by the Lead Local Flood Authority as further information was requested to submit a Flood Risk Assessment. Such information has now been received and a comment of no objection has now been received.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

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

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Development in the Green Belt SPD (Adopted June 2007)
South Gloucestershire Design Checklist (Adopted August 2007)
Residential Parking Standards (Adopted December 2013)
Householder Design Guide (Adopted March 2021)

3. RELEVANT PLANNING HISTORY

- 3.1 PT00/0106/F - Erection of two storey side extension. **Refused** 19.02.2000.
- 3.2 PT00/0694/F- Erection of two storey extension (Retrospective). **Approved with conditions** 26.09.2000.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
Agree but no other comments.
- 4.2 Lead Local Flood Authority
No Objection.
- 4.3 Contaminated Land Officer
No objection subject to contaminated land condition.
- 4.4 Local Residents
None.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application site is situated within the Hallen settlement boundary and is currently utilised as a C3 dwellinghouse.

Policy PSP38 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 is relevant to this application. The policy indicates that residential extensions are acceptable in principle subject to considerations of visual amenity, residential amenity and highway safety. The proposal therefore accords with the principle of development subject to the following considerations.

Notwithstanding the above, the NPPF and policy PSP7 set out strict criteria to avoid inappropriate development in the green belt. A key issue to assess is, whether the proposed development would be considered inappropriate having regard the NPPF and local plan policies.

- 5.2 **Green Belt**
The application site is in the Bristol and Bath Green Belt, where development is strictly controlled to prevent urban sprawl by keeping land permanently open. Paragraph 149 of the NPPF sets out that local planning authorities should regard the construction of new buildings as inappropriate development in the

Green Belt. There are several exceptions to this, which are set out within paragraphs 149 and 150 of the NPPF. The most relevant exception for this application 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'*.

- 5.3 PSP7 reflects this, and sets out that as a general guide, an addition resulting in a volume increase up to 30% of the original building would likely be proportionate, additions that exceed 30% volume increase will need to be carefully assessed in terms of whether it would appear out of scale and proportion to the existing building. The larger a building becomes in excess of 30% over and above its original size, the less likely it is that the new extension(s) will be considered proportionate. Additions resulting in a volume increase of 50% or more of the original building would most likely be considered a disproportionate addition and be refused as inappropriate development.
- 5.4 For clarity, it is noted that the term 'original dwellinghouse' means a building as it existed on 1 July 1948. Any additions that have occurred since the introduction of the Town and Country Planning Act will be considered cumulatively and will count against the overall increase in volume of the dwelling when assessing new additions. This is required because small reductions in openness, repeated many times, can have a cumulatively harmful effect on the Green Belt.
- 5.5 Lawn Cottage has been significantly extended in the past with numerous additions occurring prior to 1 July 1948. On the evidence available, the additions pre 1948 include front bay windows, a two-storey rear extension and a single storey side extension, initially used as a stable. Post 1948, a two-storey side, a single storey rear extension with a balcony above, a conservatory, and a single storey rear extension have been added. The above additions (post 1948) and the additions proposed by this application are considered cumulatively to ascertain the total volume increase of the original dwelling.
- 5.6 The proposed development, when combined with the existing extensions (as advised by PSP7) would result in a volumetric increase of approximately 145% over and above the size of the original dwellinghouse. This significantly surpasses the PSP7 threshold set above. Whilst it is noted that this proposal would remove and replaces some of the existing extensions, the proposed scheme would still result in an approx. 30% volumetric increase on the existing dwellinghouse which already exceeds the PSP7 threshold, albeit to a lesser extent. As a result, the development would show signs of over development and would appear out of scale and proportion to the original building. PSP7 states:

'Additions resulting in a volume increase of 50% or more of the original building would most likely be considered disproportionate and be refused as inappropriate development.'

- 5.7 Having regarded Policy PSP7 it is considered the proposed development will result in a disproportionate addition to Lawn Cottage and is therefore inappropriate Green Belt development, which by definition is harmful having regard to the NPPF.
- 5.8 Therefore, the proposal does not fall within the exception categories of the NPPF and is inappropriate development.
- 5.9 On the basis of the assessment set out above, it is considered that the development proposal would result in an unacceptable impact on the openness and permanence of the Green Belt.
- 5.10 Design and Visual Amenity
Policy CS1 of the Core Strategy and policy PSP38 of Policies, Sites and Places Plans seeks 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 application site and its context.

5.11 ***Kitchen extension***

The proposed single storey kitchen diner extension would project (approx.) 4.3 metres from the rear elevation and be a width of (approx.) 8.35 metres. The extension would feature a simple flat roof which would be a maximum height of (approx.) 3.1 metres and would include two roof lanterns that rise 0.3 metres above the parapet walls. The kitchen extension would introduce 1.no bi fold door and 1.no mid-level window to the rear elevation. No windows are proposed on the west side elevation.

5.12 ***Entrance Lobby/stairs extension***

The proposed single storey entrance hall extension will introduce a new link between the kitchen, office, and boot room. The drawings show an existing rear chimney will be removed. It would project (approx.) 2.32 metres from the rear elevation and span a width of (approx.) 2.58 metres. The roof would join to and continue the kitchen roof and be an approx. height of 3.1 metres. It would feature 1.no entrance door and side panel window.

This entrance lobby would also incorporate a two-storey element that introduces a new staircase to the first floor. It would feature a lean-to roof that extends from and follows the pitch of the existing roof. The extension would rise from an eave's height of approx. 3.5 metres to a maximum height of 4.8 metres. 2.no rooflights would be introduced, one to the new two-storey extension and one to the existing extension roof. The roof tiles would match the existing.

5.13 ***Office extension***

The proposed single-storey office extension would similarly extend approx. 4.3 metres from the rear elevation and be a maximum width of 6.73 metres this reduces to a width of 5.2 metres. The extension is somewhat pentagon in shape and like the kitchen extension, would feature a simple flat roof which

would be a maximum height of (approx.) 3.1 metres and would include one roof lanterns that rises 0.3 metres above the parapet walls. The extension would introduce 1.no bi fold door to the rear elevation and 1.no mid-level window to the north-east elevation.

- 5.14 External materials to the extensions will be rendered walls, aluminium bi-fold doors, glazed roof lanterns and roof tiles to match the existing.
- 5.15 It is noted that this proposal has so far demonstrated a harmful impact on the Green Belt by virtue of its disproportionate scale, this is strengthened by subsequent design concerns. It is noted that the proposed enlargements will be located to the rear of the property and that the site is set back and largely hidden from the public highway. However, as the Householder Design Guide SPD (2021) outlines rear extensions may not always be in the public view but it is still important to ensure the design quality is of a high standard so as not to detract from the character of the existing dwellinghouse. It is acknowledged, that the single-story elements are relatively small in scale in comparison to the host dwelling and are described as small additions to the dwelling. Additionally, it is accepted that the extensions respect the materials of the host dwelling. However, the culmination of the two-storey and two single-storey elements, as well, as their subsequent connection via the proposed entrance hall, results in a rear elevation that loses the proportions of the original dwellinghouse. In officers' opinion the proposed development unbalances the existing separate features of the dwellings rear elevation, therefore, harming the character of the original dwellinghouse. Consequently, the design of the extension strengthens the disproportionate nature of this proposal.
- 5.16 Due to the reasons listed above, it is considered that the proposed development would amount to an over-developed dwelling with an inappropriate scale that does not demonstrate good standards of design, contrary to policies SC1, PSP38, and the Householder Design Guide SPD.
- 5.17 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.
- 5.18 The proposed development is situated to the rear of Lawn Cottage. The most immediate neighbour, 4 Berwick Court is approx. 7 metres to the west of the proposed development and no windows are proposed in the west side elevation. The level of separation will mitigate any concerns regarding any overbearing effect arising from the development. The proposal will not impact any other neighbours.
- 5.19 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily

accessible. The property benefits from an adequately sized front and rear garden that post development will provides over 70m² of private amenity space. The proposal therefore accords with the above policy.

5.20 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. The proposed works would provide additional living accommodation within the property but would not increase the provision of bedrooms or otherwise expand the degree of occupancy within the dwelling. As such, the existing parking and transportation provision for the application site is unaffected by the proposal.

5.21 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That the application be **REFUSED** for the reasons below:

REFUSAL REASONS

1. The proposed development by virtue of its scale would result in a disproportionate building with inappropriate dimensions, therefore creating a dwelling that does not uphold good standards of design. The resulting dwelling would affect the openness of the Greenbelt with 'no special circumstances' being demonstrated to outweigh the presumption against inappropriate development. Therefore, the proposed

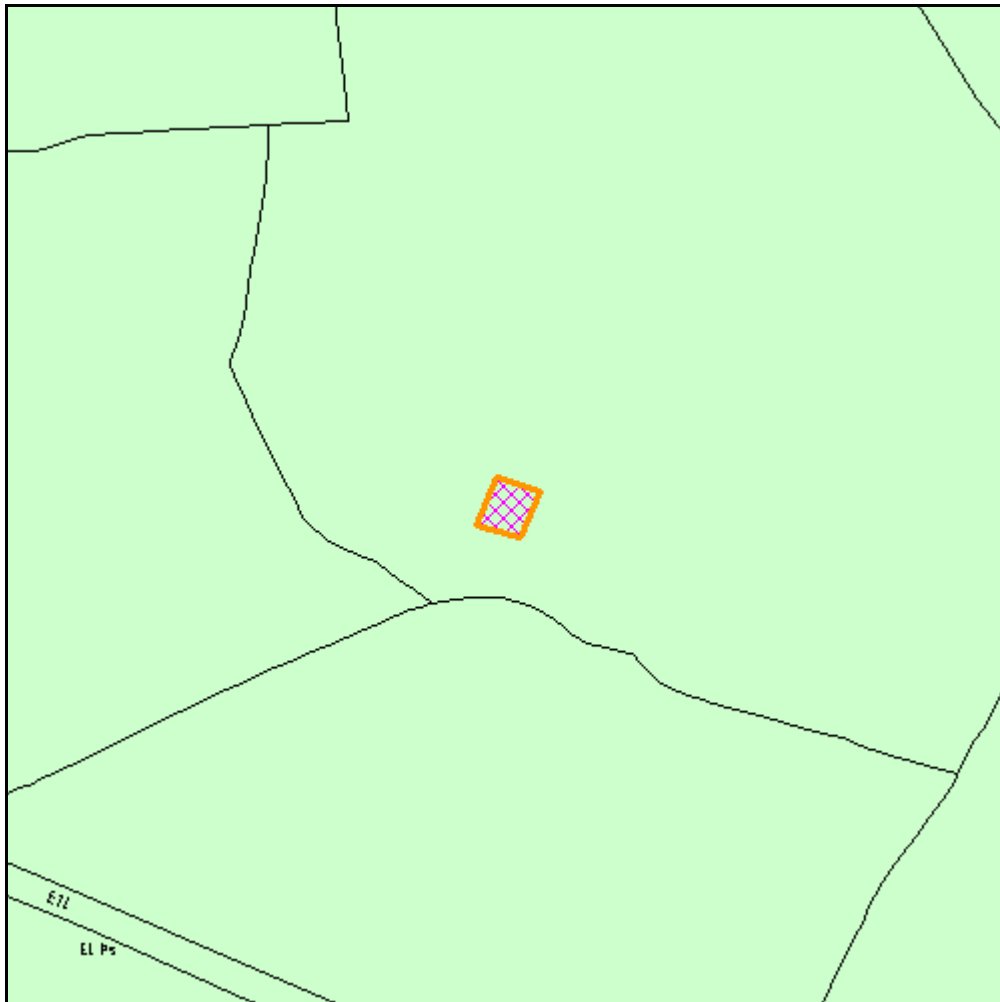
development is contrary to Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013), policies PSP7 & PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), the SGC Householder Design Guide (adopted 2021) and, paragraph 145 of the NPPF.

Case Officer: Charlie Morris

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 51/21 - 23rd December 2021

App No.:	P21/07456/RM	Applicant:	BDW Trading Ltd (Barratt Bristol Division)
Site:	PL5B North Yate New Neighbourhood Yate South Gloucestershire BS37 7LB	Date Reg:	19th November 2021
Proposal:	Erection of 1 no. electricity substation with appearance, landscaping, layout, and scale to be determined (Approval of Reserved Matters to be read in conjunction with outline permission PK17/4826/RVC previously PK12/1913/O).	Parish:	Yate Town Council
Map Ref:	370656 184466	Ward:	Yate North
Application Category:	Minor	Target Date:	10th January 2022



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P21/07456/RM

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

REASON FOR REFERRING TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks reserved matters consent for the erection of an electric substation. The reserved matters, which comprises layout, scale, appearance and landscaping should be read in conjunction with the outline application P19/6296/RVC.
- 1.2 The application site comprises parcel PL5B at the North Yate New Neighbourhood. Reserved matters consent has not been granted for residential development at these parcels; however, the electricity substation is required to power other areas of the NYNN which have consent and are under construction.

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
CS2 Green Infrastructure
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS30 Yate and Chipping Sodbury
CS31 North Yate New Neighbourhood

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP3 Trees and Woodland
PSP6 Onsite Renewable and Low Carbon Energy
PSP8 Residential Amenity
PSP10 Active Travel Routes
PSP11 Transport Impact Management

PSP16 Parking Standards
PSP17 Heritage Assets and the Historic Environment
PSP19 Wider Biodiversity
PSP20 Flood Risk, Surface Water and Watercourse Management
PSP21 Environmental Pollution and Impacts
PSP37 Internal Space and Accessibility Standards for Affordable Dwellings
PSP43 Private Amenity Space Standards
PSP47 Site Allocations and Safeguarding

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Residential Parking Standards SPD (adopted)
Waste Collection: Guidance for New Developers SPD (adopted)
Extra Care and Affordable Housing SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 P19/6296/RVC, Variation of condition 19 attached to outline planning permission PK12/1913/O (as amended under applications PK15/5230/RVC, PK16/2449/RVC, PK17/0039/NMA and PK17/4826/RVC) to amend the wording of the condition (19) to "There shall be no commencement of Phase 5 of the development as shown on the Phasing Plan submitted pursuant to condition 4, until such time as the internal link road linking Randolph Avenue, Leechpool Way and the access from the Peg Hill development (as approved by planning permission PK12/0429/O) has been implemented and is operational. Construction use and residential use are deemed operational." Approved on 13th September 2019.

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Objection:

There is some concern about the exact location as it is in a flood risk zone. It should be moved a small distance to an area outside of the current flood risk zone to improve resilience.

4.2 Landscape Officer

There are no landscape objections to the proposed location of the substation

4.3 Transportation Officer

We transportation development control have no objection to this application

4.4 Tree Officer

No Objection

Should permission be granted, please can the Tree Protection Plan, BBS21596-03 Phase 0A rev S Sheet 5 of 10, be added as an approved document

4.5 Environmental Protection Officer

EMF effects and associated potential health concerns are no longer a material planning consideration.

That said it would be good practice to still offer some of the considered scientific exposure effects as this is an opportunity to safeguard and build in prudent distance attenuation to near occupied dwellings.

Previously (Pre 2011) we advised a minimum of 10m for a 'standard large type electricity substation' from source to the façade of any habitable room, particularly bedrooms:

On the basis that at approx. 10m the radiation levels decay sharply with distance.

4.6 Drainage Officer

As the site lies within Flood Zone 1 and there is no evidence to the contrary, we therefore have, No Objection.

Other Representations

4.7 Local Residents

No comments received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

North Yate New Neighbourhood is a major development site allocated by policy CS31 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 for a major mixed use development of up to 3000 dwellings. Outline consent was subsequently granted on 17th July 2015 for a mixed use development across 100.76 hectares of land comprising up to 2450 new dwellings, including 4.63 hectares of employment land, a local centre, two primary schools and supporting infrastructure. This approval covers a substantial area of the NYNN allocation. A masterplan and design code for the North Yate New Neighbourhood were subsequently approved by the Local Planning Authority on 20th January 2017 and 12th May 2017 respectively. The Land Use Framework plan shows residential development in the location of the application site. Given that the proposal is ancillary to residential development and would help to facilitate residential occupations at the NYNN, the principle of the development is considered to be acceptable.

5.2 The main issues to consider relate to appearance/visual amenity and layout, residential amenity and transportation.

5.3 Appearance/Visual Amenity and Layout

The substation is located within a brick enclosure with a pitched gabled roof. The brick and roofing material proposed of Weinerberger Blended Red Multi Gilt Stock brick and Forticrete SL8 slate grey roof tiles have been used elsewhere in the North Yate New Neighbourhood development and are considered to be acceptable; the scale and form of the enclosure is similar to a domestic single garage. Although the residential layout for the parcel PL5B has not been approved at this point, the proposed plans include an indicative layout surrounding the substation. This demonstrates that the substation would likely integrate adequately with the surrounding development. The substation will not require any trees or hedgerow to be removed. Accordingly, it is not considered

that the proposal will have a significant adverse effect on the character and visual amenity of the scheme.

5.4 Residential Amenity

Although the residential layout for the parcel PL5B has not been approved at this point, the proposed plans include an indicative layout surrounding the substation. This demonstrates that the substation would likely integrate adequately with the surrounding development and would not bring about any significant adverse residential amenity issues. Given the relatively small scale of the substation and its siting, it is not considered that residential occupiers will be significantly adversely affected through loss of natural light or outlook. The brick enclosure will help to attenuate any noise and vibration from the substation, and along with level of separation shown on the indicative layout it is considered that any surrounding occupiers will not be significantly adversely affected. The Council's Environmental Protection Officer has raised no objections on the basis of effects from Electric and Magnetic Fields.

5.5 Transportation

The substation is located clear of the public highway and will not impede pedestrian or vehicular movements to the detriment of highway safety. Given the nature of the proposal, it is not considered that it would generate a significant number of vehicular or pedestrian trips.

5.6 Flood Risk

The objection from Yate Town Council with regards to flood risk is noted. However, the site is located within flood zone 1, which is an area with the lowest probability of flooding. This has been confirmed by the Council's Drainage Officer who has raised no objections to the proposal. Accordingly, there is no objection in relation to flood risk.

5.7 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. 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 consent has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.”

7. RECOMMENDATION

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

CONDITIONS

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

Combined floor plans and elevations, UKP6146-DWG100 1
Tree protection plan, BBS21596-03 phase 0A Rev S sheet 5 of 10
Planning layout, 0642-SS02-102
Location plan, 0642-SS02-101
Topographical survey, 0642-SS02-100
Received by the Local Planning Authority on 15th November 2021

Materials layout plan, 0642-SS02-108
Received by the Local Planning Authority on 21st December 2021

Reason
For the avoidance of doubt.

Case Officer: Jonathan Ryan
Authorising Officer: Eileen Paterson