

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: 17/21

Date to Members: 29/04/2021

Member's Deadline: 06/05/2021 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

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

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

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

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
17/21	12 O'Clock Wednesday 28 th April	9am Thursday 29 th April	5pm Thursday 6 th May	Friday 7 th May
18/21	Normal			
19/21	Normal			
20/21	Normal			
21/21	12 O'Clock Wednesday 26 th May	9am Thursday 27 th May	5pm Thursday 3 rd June	Friday 4 th June

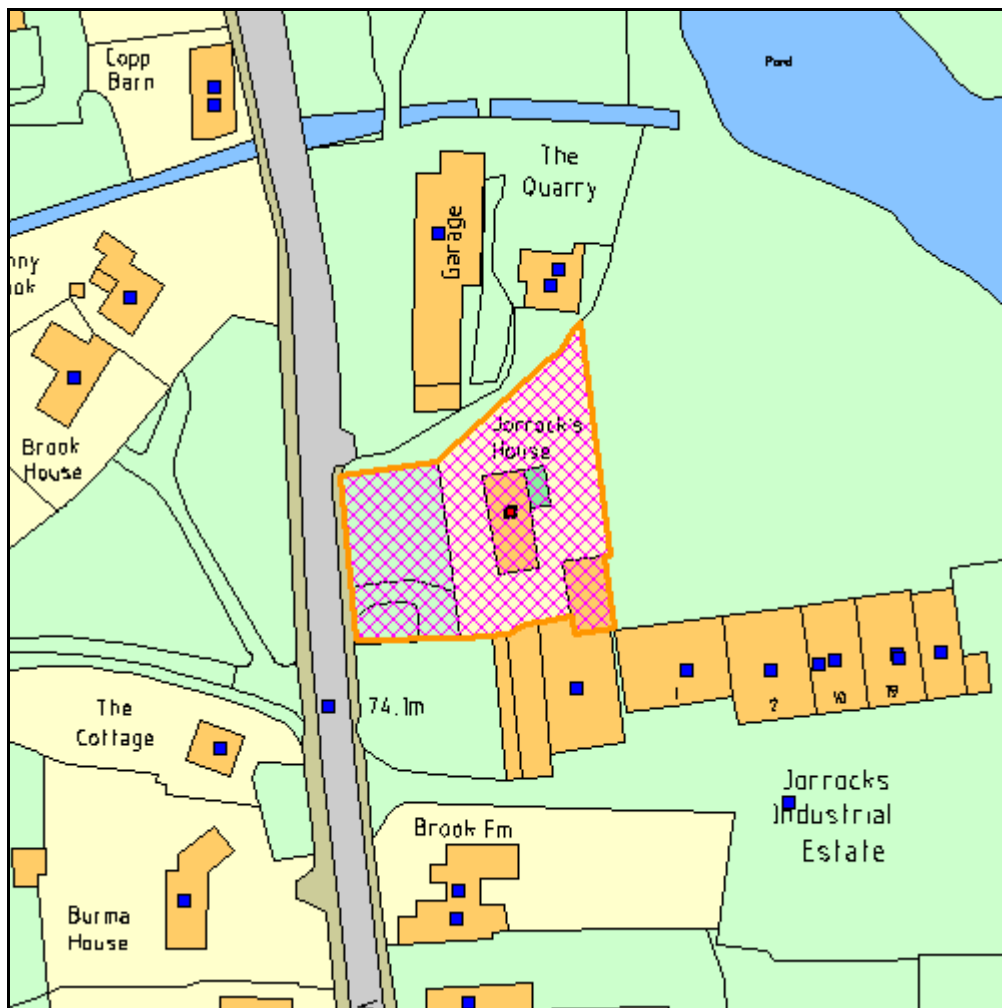
Dates and officer deadlines for Circulated Schedule May Bank Holidays 2021

CIRCULATED SCHEDULE - 29 April 2021

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P20/15216/F	Approve with Conditions	Jorrocks House Westerleigh Road Westerleigh South Gloucestershire BS37 8QH	Boyd Valley	Westerleigh Parish Council
2	P21/00710/F	Approve with Conditions	7 North Road Winterbourne South Gloucestershire BS36 1PS	Winterbourne	Winterbourne Parish Council
3	P21/00882/F	Approve with Conditions	5 West Ridge Frampton Cotterell South Gloucestershire BS36 2JA	Frampton Cotterell	Frampton Cotterell Parish Council
4	P21/00984/F	Approve with Conditions	36 Tower Road North Warmley South Gloucestershire BS30 8YE	Parkwall And Warmley	Siston Parish Council
5	P21/01769/F	Approve with Conditions	1 Woodside Road Coalpit Heath South Gloucestershire BS36 2QP	Frampton Cotterell	Westerleigh Parish Council
6	P21/02364/TRE	Approve with Conditions	Oakfield House Wotton Road Rangeworthy South Gloucestershire BS37 7LZ	Frampton Cotterell	Rangeworthy Parish Council

CIRCULATED SCHEDULE NO. 17/21 - 29th April 2021

App No.:	P20/15216/F	Applicant:	Mr Dean Isles Harcombe Hill Ltd
Site:	Jorrocks House Westerleigh Road Westerleigh South Gloucestershire BS37 8QH	Date Reg:	26th August 2020
Proposal:	Demolition of existing dwelling. Erection of 4no semi detached dwellings with access, parking and associated works	Parish:	Westerleigh Parish Council
Map Ref:	369990 179974	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	20th October 2020



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **P20/15216/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 REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as representation has been received which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the demolition of an existing dwelling and the erection of 4no semi-detached dwellings with access, parking and associated works.
- 1.2 The application site relates to Jorrocks House, Westerleigh Road, Westerleigh. The site is located within the defined rural settlement of Westerleigh and is washed over by the Bristol and Bath Green Belt. Located to the south of the site is Brook Farmhouse which is a Grade II listed building.
- 1.3 Application P20/00965/O recently approved in outline the erection of 3no dwellings at the site with access, layout and scale determined. The current scheme is utilising the same access as that previously approved, however is altering the layout and increasing the number of dwellings to four.
- 1.4 During the course of the application, the number of dwellings proposed was reduced from 5 to 4. An appropriate re-consultation was carried out.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS34 Rural Areas

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

PSP1 Local Distinctiveness
PSP2 Landscape

PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
 Residential Parking Standards SPD (Adopted) 2013
 Development in the Green Belt SPD (Adopted) 2007
 Waste Collection SPD (Adopted) 2015

3. RELEVANT PLANNING HISTORY

3.1 P20/00965/O

Demolition of existing bungalow and erection of 3no dwellings (Outline) with access, layout and scale to be determined, all other matters reserved.
 Approved with conditions: 19/05/2020

3.2 PK16/6478/O

Demolition of existing bungalow and erection of 3no. dwellings (Outline) with access, layout and scale to be determined. All other matters reserved.
 Approved with conditions: 10/02/2017

4. CONSULTATION RESPONSES

4.1 Westerleigh Parish Council

Objection- access on dangerous, difficult visibility point of the road. Location relies totally on use of private vehicles.

Sustainable Transport

- Visibility splay of 2.4m x 45m to the north required.
- Boundary wall is too close to the road. Highway record shows a 1.5m wide highway verge which the all should sit behind.
- Dropped kerb pedestrian crossings to the north of the site should be shown on both sides of Westerleigh Road.
- Can the double width parking between pots 2 and 3 be widened to allow cycles to pass.
- Paths leading to front entrances to plot 2 and 3 should be widened and extended to the rear of the adjacent parking spaces.
- Southern most parking space for plot 4 looks difficult to access. Either large car swept path to be provided or tree behind relocated.
- EVC point should be provided for each dwelling.

Comments following revisions, 23rd March 2021;

- Front boundary wall is within the highway boundary. Wall should be set back unless some evidence of ownership can be provided.
- Visibility splay to the north is ok.
- Once wall location has been addressed, no objection is raised subject to conditions.

Archaeology

No objection.

Highway Structures

No comment.

Lead Local Flood Authority

No objection in principle, subject to conditions.

Conservation Officer

It is not considered that the proposal would have a harmful impact on the setting of Grade II listed Brook farm. The significance of the building would therefore be preserved.

Landscape Officer

Objection- significant increase in built development within the site. Adversely impact local views; Detract from prominence of listed farmhouse; Not reflection of character of development pattern including frontage treatments.

Ecology

Habitats on site suitable for protected species and other wildlife, further information is required.

Comments following submission of further information, April 15th 2021;

No objection, subject to conditions

Environmental Protection

No objection subject to condition.

Other Representations

4.2 Local Residents

Objection comments received from 2no local residents, summarised as follows;

- Overdevelopment of the site. Density is out of character for a rural village.
- Houses do not reflect the character of surrounding buildings, especially Grade II listed farmhouse.
- Higher roofline will impact visual amenity of the village.
- Dangerous access, narrow and steep.
- Inadequate parking provision.
- No on street parking on Westerleigh Road, strong possibility of visitors blocking traffic.
- Highway safety concern. Vehicles entering and exiting the site will be a hazard to those living opposite in Dodmore Crossing.

- No pavement on Jorrocks House side to support a crossing.
- Poor visibility
- Bin collection arrangements not shown.
- Inadequate amenity space.
- No school or shops nearby.
- No indication of how waste water or ground water will be dealt with.
- No indication of the ownership of the access drive and land to the west of the house frontage.

4.3 Councillor

Objection received from Cllr Taylor, summarised as follows;

- Highway safety concern- this part of the village bears the heaviest traffic with vehicles navigating Jorrocks Yard, Briants and Wot Not. Lack of enforcement also means lorries ignore weight restrictions and use the road. Visibility to the right from the proposed entrances limited.
- D&A statement misleading. There is no shop in Westerleigh, and no footpath to cycle track to Yate. Occupiers likely to drive.
- Overdevelopment in unsuitable location.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS5 of South Gloucestershire Core Strategy outlines the locations at which development is considered to be appropriate; new development is directed towards the existing urban areas and defined rural settlements. The application site is located within the defined rural settlement of Westerleigh and as such, based solely on the location of the site, the principle of development is acceptable.

However, the site does fall within the Bristol and Bath Green Belt. Green Belt designation is a matter of principle and is discussed below.

Green Belt Assessment

As stated by the NPPF, inappropriate development is by definition harmful to the Green Belt and should not be approved unless very special circumstances can be demonstrated. Paragraph 133 outlines that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. However, paragraph 145 of the NPPF outlines types of development which are considered appropriate within the Green belt. One such form is 'limited infilling in villages' which is considered most relevant to this application. It is not disputed that the site lies within the village of Westerleigh.

The NPPF does not define 'limited infilling' and therefore the local planning authority use the definition of infill which is set out within the Core Strategy. It is defined as '*a relatively small gap between existing buildings, normally within a built up residential area*'.

The proposal would sit within a gap between Wot Not to the South and Bryant's Tyres & Exhausts to the north, created in part by the demolition of Jorrocks House. A previous application for the erection of 3 dwellings on the site was

approved in outline (ref: P20/00965/O) in which it was established the proposal was 'limited infilling'. It is acknowledged that the new proposal is increasing the number of dwellings from 3 to 4, however the overall footprint of the buildings are not considered materially different to the previously approved submission and therefore, in this case, it would be unreasonable to oppose the scheme on these grounds. As such, the proposal is considered to meet these criteria as set out in paragraph 145 of the NPPF and is therefore considered appropriate development within the Green Belt.

5.2 Design and Heritage

The surrounding area is consists of a mixture of housing styles, interspersed with commercial properties. The houses range from 19th Century Pennant Sandstone Cottages to mid-20th Century bungalows and detached two storey houses. As such, there is no uniform appearance that characterises the village.

5.3 As part of the application Jorrocks house would be demolished. The existing property is a detached bungalow which has no statutory protection and, in terms of appearance, the building is in a relatively poor condition. Therefore, no objection is raised to the loss of Jorrocks House. Some concern has been raised in regard to the impact of the proposal on Grade II listed Brook Farm; the application site is separated from the curtilage of the listed building by a row of commercial units and given the separation distance involved the proposed development is not considered to result in any harm to the setting of the heritage asset, in turn the significance of the listed building would be preserved.

5.4 The proposed development would consist of two pairs of, two-storey, semi-detached properties. Some concerns have been raised regarding an overdevelopment of the site and the density of development being out of character with the rural village. Policy CS16 of the Core Strategy seeks to ensure development makes efficient use of land, to conserve resources and maximise the amount of housing supplied. Policy PSP17 states the importance of planning for mixed communities including a variety of housing type and size to accommodate a range of different households. The proposal is not considered to be excessive in scale, is set back significantly from the road and is not judged to materially increase the overall footprint of the development previously approved on the site. The properties are considered to sit comfortably in plot and therefore the development is thought to make effective use of the land.

5.5 The proposed dwellings would consist of a relatively simple dual pitched roof design with front bay windows and covered porch area. At the rear the buildings would include a dropped eaves and wall dormers serving a Juliet balcony. It is acknowledged that the design of the buildings may differ to that of other dwellings along Westerleigh Road, however given the mix of housing types in the immediate locality it is not thought the proposal would result in any substantial harm to the character of the area.

5.6 The properties would be arranged in a linear fashion corresponding with the general pattern of development in Westerleigh. It is acknowledged that the dwellings would be two-storey in height and the site is elevated from Westerleigh Road which would undoubtedly increase the prominence of the buildings within the streetscene, however the dwellings would be set back

significantly from the road and the use of grey bradstone with recon stone details is considered to be appropriate for the setting to achieve an attractive appearance. Furthermore, considering the neighbouring commercial units and the rundown appearance of the existing building, overall the proposal is considered to enhance the appearance of the site. As such, no objections are raised in terms of design and visual amenity. The prominence of the new dwellings would be further softened by appropriate landscaping, which is discussed below.

5.7 Landscape

The existing bungalow is located on elevated land behind an overgrown planted bank. Concern has been raised in regard to the proposal not reflecting the character of the residential development pattern along this section of Westerleigh Road, however as discussed above officers do not consider the proposed dwellings to result in any substantial harm to the character of the immediate area. A 'village green' area is located on the opposite site of Westerleigh Road from the site which fronts a small cluster of detached properties, however the opposite side of Westerleigh Road is thought to have its own distinct character which differs from the more industrial appearance on the east side of the road.

5.8 The submitted landscape strategy plan indicates the remains of a dilapidated stone boundary wall fronting Westerleigh Road would be re-instated to extend up to the access. A mixture of Native tree and hedge planting parallel with the proposed low wall and further shrub and large tree planting would be located on the grass frontage area. An existing boundary hedge is to be retained to the north of the site and a new stone boundary wall is proposed on the southern boundary. It is acknowledged the hard landscaping to the frontage of the dwellings is relatively large, however this is considered necessary to allow for adequate vehicle parking and manoeuvrability. In any case, the frontage of the site would still be afforded a large expanse of soft landscaped area and the proposed planting is considered to adequately soften the appearance. A condition will be included for the implementation of the proposed landscape strategy.

5.9 Residential Amenity

Policy PSP8 of the PSP Plan states development proposals will be acceptable provided they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of occupiers of nearby properties. Unacceptable impacts could result from; loss of privacy; overbearing impact; loss of light; noise or disturbance; and odours, fumes and vibration.

5.10 The proposal sits adjacent to commercial buildings to the north and south, the nearest residential property is a detached bungalow that is located to the rear of Bryant's Tyres. The proposed dwellings are considered to be sited a sufficient distance from the nearest residential properties as not to result in any significantly adverse impact on residential amenity of neighbouring occupiers.

- 5.11 The existing uses of the commercial units are not considered to be harmful to the amenity of future occupiers of the proposed dwellings given Jorrock's House has existed alongside the businesses for many years.
- 5.12 Some concern has been raised in regard to the proposed amenity space provided. The Council has an adopted minimum residential amenity space standard policy (PSP43) which is based on the number of bedrooms at a property. Each property would consist of 3 bedrooms which is required to provide a minimum of 60 square metres of private amenity space. The proposed dwellings would each provide amenity space which meets, and in some cases exceeds, the required area; the spaces are also considered to be adequately private, usable and safe.
- 5.13 Transportation
Two off-street parking spaces would be provided for each of the four dwellings in compliance with Policy PSP16 of the PSP plan, and it is considered that a sufficient turning area would be provided in order for vehicles to enter and exit the site in forward gear. A single visitor space would also be provided although policy does not require visitor spaces for developments of this size.
- 5.14 Some concern has been raised in regards to the visibility from the access causing a potential highway safety issue. The existing single track access would be widened to provide a shared access and the visibility splays provided are considered by the transport officer to be adequate for a 30mph speed limit, therefore ensuring safe access to Westerleigh Road. This is provided there is no obstruction greater than 1m above the adjacent road carriageway and as such will be included as a condition on any subsequent decision. Whilst it is accepted the proposal would increase the vehicle movements to the site, the level to which this would increase is not considered to result in a severe highway impact.
- 5.15 Concern has also been raised in regards to the location being unsustainable and the future occupiers car dependent. Policy CS8 of the Core Strategy does not support proposals which are car dependent or promote unsustainable travel. Paragraph 109 of the NPPF states that development should only be prevented on transport grounds where the residual cumulative impacts of a development on a road network are 'severe'.
- 5.16 Westerleigh is considered to have a reasonable level of services and facilities, including 2 pubs, a school, church, and a café at Wot Not. Furthermore the Y5 bus service links Westerleigh to Bristol and Yate/Chipping Sodbury where a wider range of services are available. Westerleigh Road is also an Active Travel Route. Considering this, the application site is thought to be in an adequately sustainable location which would not result in a severe impact to the road network. However, to encourage more sustainable travel the proposed cycle parking and electric vehicle charging points will be conditioned.
- 5.17 Ecology
The application site is not covered by any designations. Information was provided by the applicant to indicate that the roof of the building and vegetation has been removed, this is despite pending ecology issues which could have led

to the disturbance or injury of a bat. However, as there are now no roosting opportunities, there is technically no constraints relating to roosting bats. However, suitable conditions would be included on any decision to ensure appropriate mitigation and enhancements are in place.

5.18 Drainage

The application site falls within flood zone 1 where there is a low risk of flooding. There is no suggestion adequate drainage could not be achieved on site, however to ensure this the Council's Drainage engineer has recommended a SUDS condition. This would be included on any subsequent decision.

5.19 Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

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

Received by the Council on 20th August 2020;
The Location Plan
Existing Layout Plans

Received by the Council on 25th August 2020;
Existing Plans

Received by the Council on 13th November 2020;
Proposed Plans and Elevations
Landscape Strategy

Received by the Council on 23rd March 2021;
Proposed Site Plan

Reason

To define the terms and extent of the permission.

3. Prior to first occupation of the approved dwellings all hard and soft landscape works, including boundary treatments, shall be carried out in accordance with the approved details (Proposed Landscape Strategy received by the Council on 13th November 2020).

Reason

To protect the character and appearance of the area, and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and, the National Planning Policy Framework.

4. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the dwellings are first occupied, and thereafter retained for that purpose.

Reason

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

5. The dwellings shall not be occupied until 7Kw 32 Amp electric vehicle charging points have been provided for each dwelling in accordance with the submitted details (Proposed Site Plan, received by the Council on 23rd March 2021).

Reason

To promote sustainable forms of travel and to accord with Policy CS8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

6. The dwellings shall not be occupied until the access and visibility splay have been provided in accordance with the submitted details. The visibility splay to the north of the access shall at all times be provided clear of any obstruction greater than 1m above the adjacent road carriageway level. The boundary wall to the north of the access shall not exceed 1m in height for at least the first 2.4m from the road edge.

Reason

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

7. The development shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Assessment (Ethos, January 2021), this includes sensitive timing of works, maintenance of excavations, protection of hedgerows and general good practice.

Reason

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

8. Prior to the first occupation of the dwellings an ecological enhancement plan is to be submitted to the local authority for review, this is to expand on the recommendations made within the Ecological Assessment (Ethos, January 2021) and are to include provisions for hedgehogs.

Reason

In the interests of conserving and enhancing the local biodiversity, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

9. 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.
Full planning application - 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.

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

- A clearly labelled drainage layout plan showing the exact location of any soakaways.
- 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
- Evidence that the soakaway is appropriately sized in accordance with BRE Digest 365 Soakaway Design.
- Sp. Note; - Soakaways must be located 5 Metres from any structure including the Public Highway
- Sp. Note: - No surface water discharge will be permitted to an existing foul sewer without the expressed approval of the sewage undertaker.

Reason

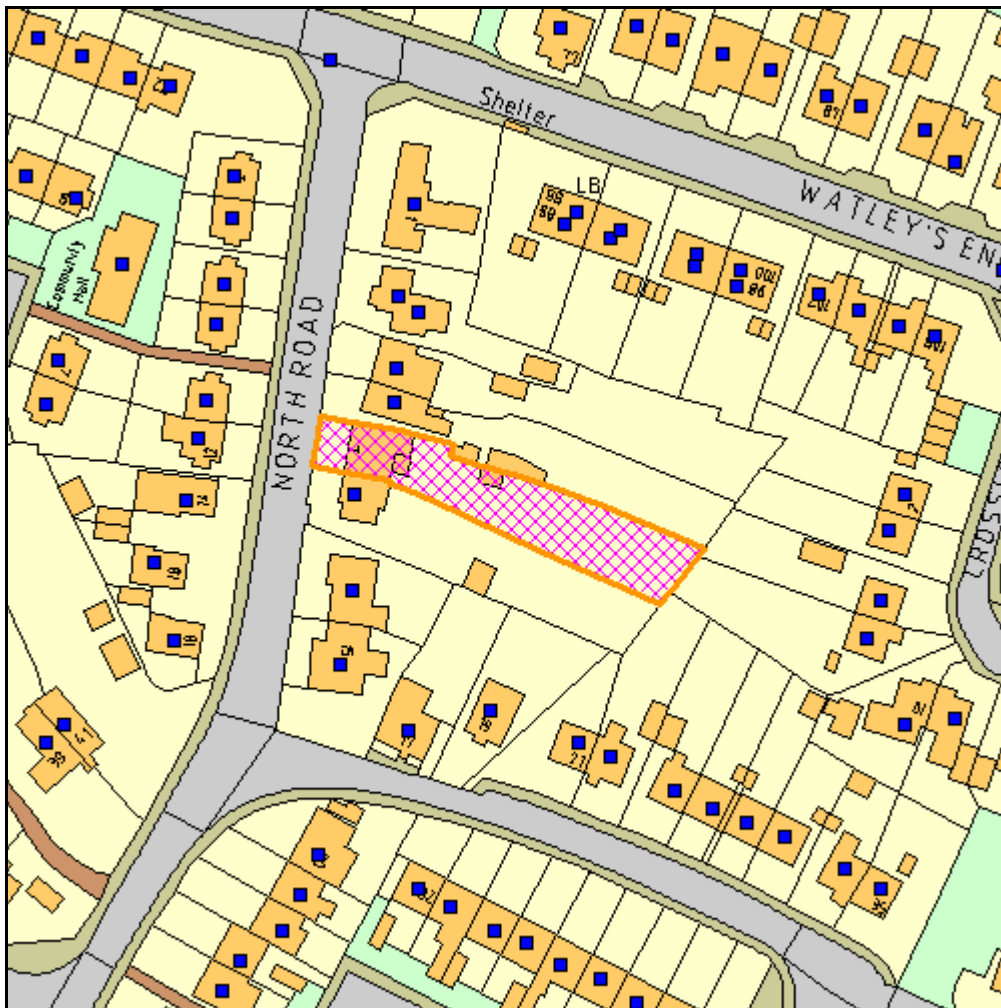
To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2012. This is a pre commencement condition to ensure that the site can be adequately drained.

Case Officer: James Reynolds

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 17/21 - 29th April 2021

App No.:	P21/00710/F	Applicant:	Mr Nathan Brown
Site:	7 North Road Winterbourne South Gloucestershire BS36 1PS	Date Reg:	11th February 2021
Proposal:	Alterations to roofline to replace the twin apex roof with a single apex, following the existing pitch.	Parish:	Winterbourne Parish Council
Map Ref:	365542 181239	Ward:	Winterbourne
Application Category:	Householder	Target Date:	5th April 2021



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **P21/00710/F**

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

REASON FOR REFERRING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because a representation has been received from the Parish Council which is contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for alterations to the roofline to replace an existing twin apex roof with a single apex roof, which would follow the existing roof pitch.
- 1.2 The application site is a demi-detached two storey property in the Winterbourne settlement boundary.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007
Householder Design Guide SPD (Adopted) March 2021
Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 N8381 (approved 02/12/1982):
Erection of rear single storey extension to form kitchen and loggia. Erection of front entrance porch. Construction of new vehicular and pedestrian access.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

Objects and refers to the conservation officer for advice regarding the status of the existing roof arrangement.

4.2 Listed Building and Conservation Officer

Initially, the conservation officer was not consulted because the building is not listed (nationally or locally) nor in a conservation area. Following comments of the Parish Council, they were consulted, and confirmed that the building is not listed, locally listed nor in a conservation area. There is also no listed building in the vicinity that would have their settings harmed. Therefore, no comments are made.

4.3 Local Residents

1no. objection (in two parts) has been received from a resident, alongside 1no. support comment and 1no. general comment.

Objection

- Impact on light to bathroom window
- Altering roof will mean electric light will be needed all year in bathroom
- Proposed window will be a privacy issue
- D&A statement has inaccuracies and irrelevant information
- If roof was damaged the surveyor would have picked this up prior to purchase
- Plans drawn up without consent of owner of no.11
- Only reason no.11 agreed to plans for her property was because no.7 persuaded them to do so
- No.11 changed mind as they were advised not to proceed
- Valley between no.7 and 11 was repaired 9 years ago with 15-year guarantee
- No relevance referring to other properties in the road
- Statement that roof will complement the mix of character in the area is not relevant
- Do not object to roof being repaired like for like

The above comment is noted. However, issues such as the motivation for works and whether or not a neighbour was going to do the same works and later withdrawn from them are not planning considerations.

Support

- Cites issues of maintenance with valley gutters and that the applicant has previously did renovations beautifully that in keeping with the house and local area.

General

- Decision will not affect us and will benefit applicant, would like to remind the panel that the building is 200 years old. Aware changes can upset people, but preservation of village history is of paramount interest.

5. ANALYSIS OF PROPOSAL

5.1 The proposal seeks to make alterations to the roofline to change the twin apex roof to a single apex roof.

5.2 Principle Of Development

PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.

5.3 Design and Visual Amenity

The host property is one of the more traditional properties on North Road and is faced with pennant sandstone with sliding sash windows and a twin apex roof comprised of double roman tiles. The property forms a small group of such properties on a street comprising generally later post war development at this end. It is noted that comments are raised regarding heritage. It may be the case that the property does exude some low-grade heritage value, however the property is not listed or in a conservation area. The LPA can however add certain buildings to its local list that make a significant contribution to the character and appearance of the locality (a locally listed building). The host property is not on that local list.

5.4 What is proposed would see the front and rear roof pitch remain the same, however the ridge would increase in height as the existing valley would be filled in to create a single apex roof. In terms of heights (approx.), the current ridge height is 6.7 metres, and the proposed single ridge would be 8 metres, a 1.3 metre increase.

- 5.5 There would invariably be an appreciable difference in the appearance of the roof as the ridge would increase in height, however this difference would be reasonably contained and would recede into the existing street scene, once undertaken. This is because the alteration would not present a disproportionate increase in height, with the property retaining its appearance as a two-storey building. The new roof structure would also be in-keeping with other roof structures in the locality, being pitched with gable ends. Accordingly, the proposal is not considered to present any material harm to the character and visual amenity of the street scene. Whilst officers do not consider the proposal to conflict with CS1, PSP38 or the householder design guide SPD, a condition requiring matching tiles is recommended, should permission be granted, to ensure a satisfactory assimilation.
- 5.6 Residential Amenity
PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 5.7 The works would take place entirely within the footprint of the host property and would consist of the roof increasing slightly in mass to become a single apex as opposed to the current double apex roof. Officers would not consider this to pose any overbearing issues. Initially a proposed side window was included in the plans, however this was indicated by the agent to be included in error and was removed. Whilst this would not in itself have posed any overlooking concerns, as there are now no windows proposed, it must follow that there cannot be any overlooking concerns as no new windows are proposed.
- 5.8 Officers note comments regarding light. It is correct to say that the Northern neighbour would potentially experience a reduction in light received by their Southern first-floor side window as a result of the increase in massing. However, this is stated to be a bathroom window. Bathrooms are not considered 'primary rooms' for the purpose of amenity consideration. As such, a reduction in light to a non-primary room such as a bathroom would not in this case be considered sufficient to warrant refusal on amenity grounds.
- 5.9 Parking Standards
PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand.
- 5.10 The proposed development would have no material impact on the provision of parking, or the demand for parking at the property.
- 5.11 Private Amenity Space
The proposal would have no material impact on the provision of or requirement for private amenity space at the property.

Impact on Equalities

5.12 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.

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. The tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

Reason

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

3. The development shall be implemented in accordance with the following plans:

2010/01a P2 - Site location plan
2010/02 P2 - Existing elevations
2010/04 P2 - Block plans combined
Received 09/02/2021

2010/03a P3 - Proposed elevations
Received 24/03/2021

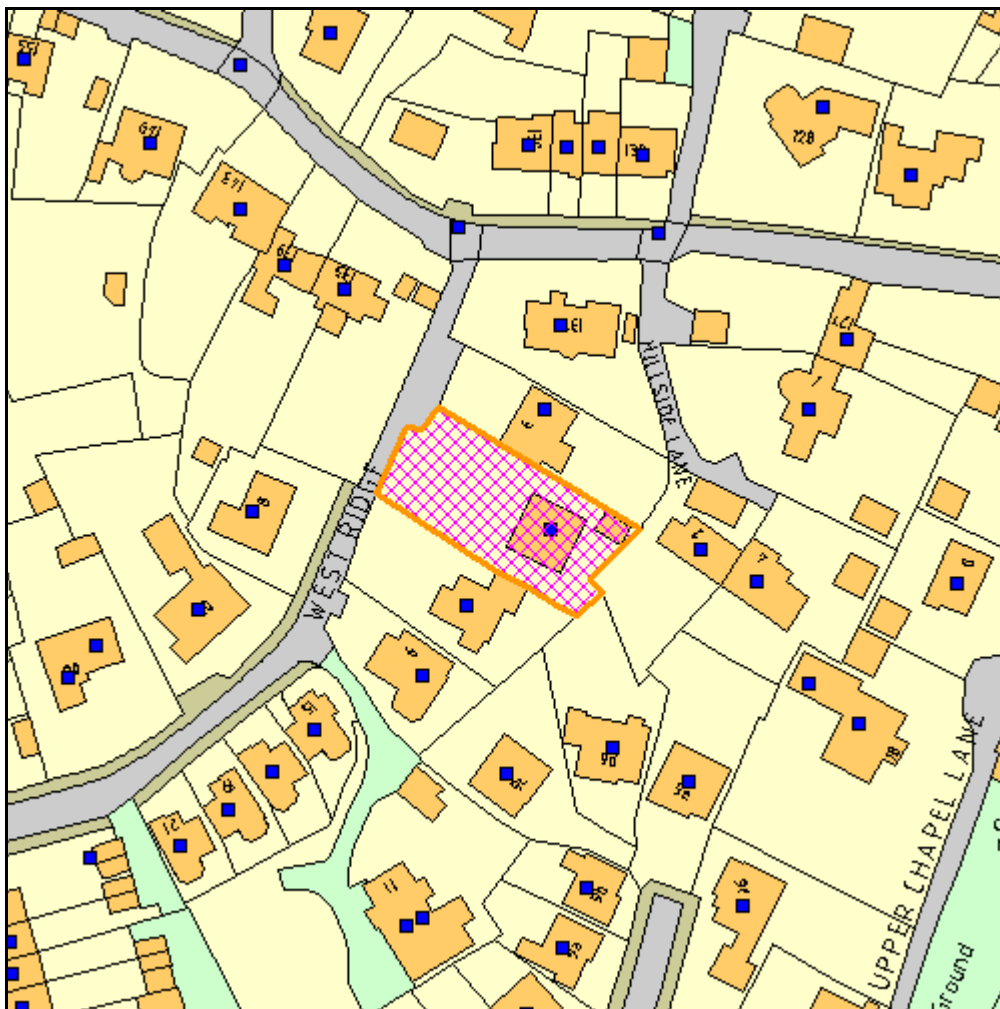
Reason

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

Case Officer: Alex Hemming
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 17/21 - 29th April 2021

App No.:	P21/00882/F	Applicant:	Mr & Mrs Guy Jones
Site:	5 West Ridge Frampton Cotterell South Gloucestershire BS36 2JA	Date Reg:	23rd February 2021
Proposal:	Creation of first floor extension and erection of two storey front extension to form additional living accommodation. Installation of 2no. front dormers and front first floor balcony. Erection of single storey front/side extension to form garage. (Resubmission of P20/20085/F).	Parish:	Frampton Cotterell Parish Council
Map Ref:	367073 181262	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	16th April 2021



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **P21/00882/F**

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

REASON FOR REFERRAL TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of the following: first floor extension; erection of two storey front extension; 2no. front dormers; front first floor balcony; and, single storey front/side extension to provide additional living accommodation and garage at 5 West Ridge.
- 1.2 The application site is set within the wider settlement boundary of Frampton Cotterell which is typically made up of housing dating from the 20th century up to the present. The property itself forms a hipped roof detached dormer bungalow which benefits from off street parking and has a garden situated towards the front of the principal elevation.
- 1.3 Lastly, this proposal is a further submission of P20/20085/F, P19/17079/F and P19/8583/F which all feature a similar height, sitting and mass. Here it is noted these will form a material consideration in the assessment of this scheme.
- 1.4 *Procedural Matters* – Amended plans have been received from the applicant. This has not altered the scope or description of development, and as such, no further public consultation has been conducted. The case officer is satisfied this has not disadvantaged the public interest.

2. POLICY CONTEXT

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

- 2.2 Development Plans

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

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

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

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 Ref: P20/20085/F. Permission refused, 19/11/2020
Proposal: Creation of first floor extension and erection of two storey front extension to form additional living accommodation. Installation of 2no. front dormers and front first floor balcony. Erection of single storey front/side extension to form garage.
Reason: *The proposed development would result in a poorly designed building that would include aspects of over-development and inappropriate proportions, creating a dwelling that would appear contrived. The resulting building would be highly visible and act to degrade the character of the street scene and the surrounding locality. The proposed development is therefore contrary to policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).*
- 3.2 Ref: P19/17079/F. Permission granted, 22/01/2020
Proposal: *Creation of first floor extension, erection of two storey front extension to form additional living accommodation. Erection of single storey side extension to form garage.*
- 3.3 Ref: P19/8583/F. Permission refused, 25/09/2019
Proposal: *Erection of two storey front and first floor rear extension to form additional living accommodation and balcony. Single storey side extension to form garage and utility room.*
Reason: *The proposed development would result in a poorly proportioned building that would appear over-developed and contrived. The resulting building would be highly visible in the street scene. By virtue of the poor standard of design identified, the development would act to degrade the character of the street scene and the surrounding locality. The proposed development is therefore contrary to Policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.*

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
The Parish Council objects to this planning application based on concerns about the scale and overdevelopment of the site.
- 4.2 *[Officer Comment]* The above comment is noted with further analysis conducted in section 5.

4.3 Sustainable Transport Officer
No objections.

4.4 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The proposal seeks to make extensions to an existing dwelling and is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

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.

5.3 The previous application was refused on the grounds of poor design by means of over-development and inappropriate proportions resulting in a building that would act to degrade the existing street scene. The case officer notes this application (P21/00882/F) must demonstrate improvements in design from the previously refused (P20/20085/F) to be considered acceptable.

Principal elevation

5.4 The proposed development has seen a number of changes made to the front elevation, chiefly, the 1st floor extension above the garage has been reduced by approximately 2100mm with 2no. dormers both reduced in width by a minimum of 200mm. This has improved the overall solid-to-void ratio (especially in the roof) and has produced design features that appear to synchronise more appropriately.

5.5 ***Side elevation***

In the previously refused scheme, this elevation was considered to demonstrate the highest level of design neglect that was largely attributed to the protruding garage. This proposal has now removed the garage extending beyond the principal elevation which has reduced the overall width of the dwelling by 1650mm. Whilst this appears as a minor reduction, it acts to create an elevation with improved proportions.

5.6 ***Rear elevation***

This scheme has addressed several previous concerns. The most noticeable of which is the removal of the substantial dormer which has significantly improved the 'balance' of design features in the rear elevation. Likewise, windows on the ground, 1st and 2nd floor now appear to align together, amounting to a fenestration that accords with good design principles.

- 5.7 As with all previous applications, the changes described above would result in significant adaptations to the existing dwellinghouse, but it is not considered the property would be at an architectural loss, nor is the principle of making alterations to the dwelling at this site dismissed. The primary consideration is whether this proposal has significantly improved in design to overcome the previous refusal.
- 5.8 Due to revisions made to the principal, side (north facing) and rear elevations, the case officer considers this application to show clear signs of improvement. However, the comment of the parish council are recognised in which concerns were expressed about the scale and overdevelopment of the site. Whilst the proposed development would significantly increase the massing and scaling of the existing dwelling, the proposal is not considered to exceed the appropriate scale and proportions of the plot (due to fundamental revisions made by the applicant). The case officer notes the surrounding locality in which properties of significant size are located in plots with dimensions smaller than the applicants. This suggests a house of the proposed size would not be unreasonable nor would it provide adequate reason for refusal and is largely considered to address previous concerns.
- 5.9 Notwithstanding the above and given the scale of alterations being suggested, it would not be undue to set a condition that removes the permitted development rights afforded to this property to ensure the Local Planning Authority have adequate control of future growth of the dwelling and site. Therefore, and subject to the condition listed above, it is judged the proposal complies with policies CS1 and PSP38.
- 5.10 Residential Amenity
No previous objections were raised by the case officer with regards to residential amenity. This position remains unchanged. However, as the proposal includes a 1st floor side window, it would not be inappropriate to apply a condition that ensures any 1st floor side windows are finished with obscure glass to protect the amenity of neighbouring properties.
- 5.11 Transport (Access and Parking)
No transport objection is raised by the case officer.
- 5.12 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.

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

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

CONDITIONS

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

Reason

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

2. Prior to the use or occupation of the works hereby permitted and at all times thereafter, the proposed 1st floor window on the side (south facing) elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

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

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, G and H), or any minor operations as specified in Part 2 (Class A), 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 to satisfy policies CS1 and PSP38 of the South Gloucestershire Local Plan: Core Strategy (adopted) December 2013; Policies, Site and Places plan (Adopted) November 2017; and the National Planning Policy Framework.

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

Existing Elevations (4032/P1/A)
Existing Floor Plans (4032/P2/A)
Site Location Plan and Block Plan (4032/P5/A)
Proposed Floor Plans (4032/P4/C)
Proposed Elevations (4032/P3/C)

Reason

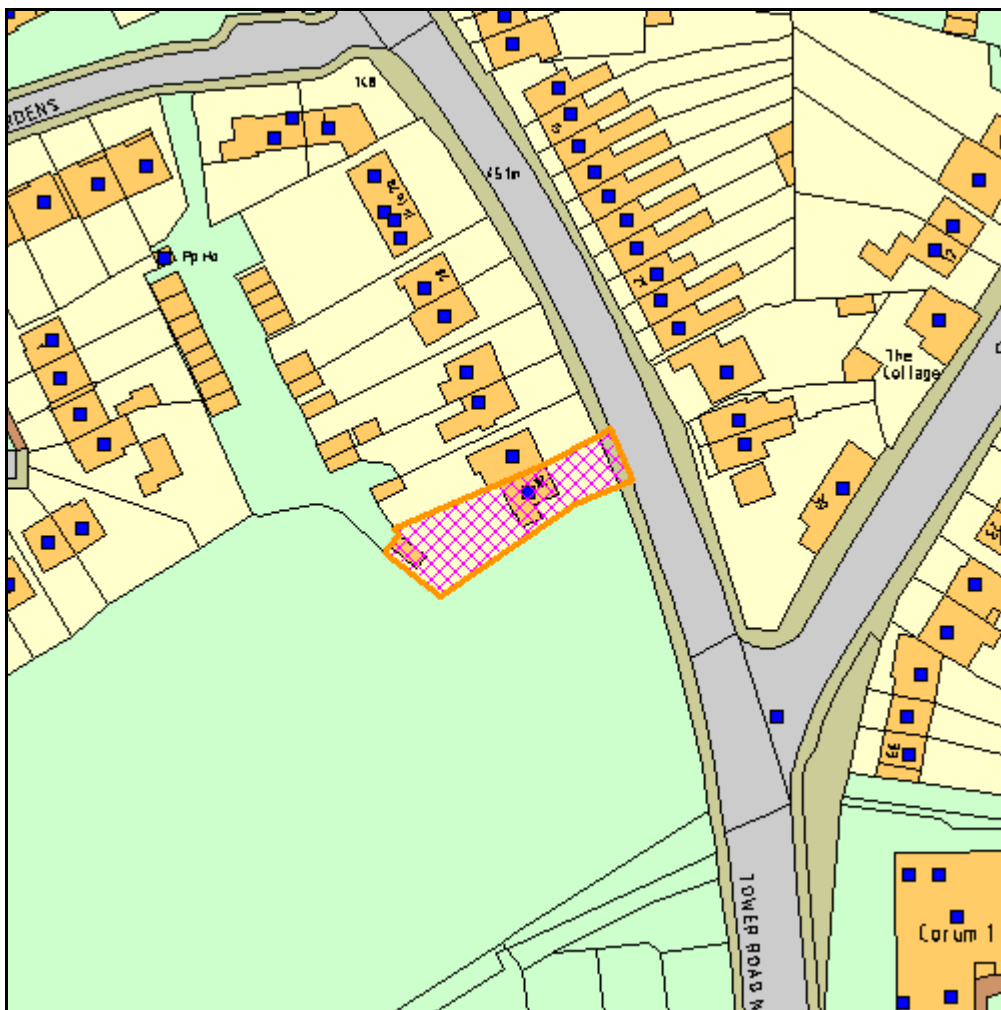
To define the terms and extent of the permission.

Case Officer: Ben France

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 17/21 - 29th April 2021

App No.:	P21/00984/F	Applicant:	Mrs Suzie Edwards
Site:	36 Tower Road North Warmley South Gloucestershire BS30 8YE	Date Reg:	5th March 2021
Proposal:	Creation of new vehicular access onto classified highway (Class C).	Parish:	Siston Parish Council
Map Ref:	366959 173414	Ward:	Parkwall And Warmley
Application Category:	Householder	Target Date:	28th April 2021



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **P21/00984/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 has been submitted to the Circulated Schedule on account of the Officer's recommendation being contrary to that of the Parish Council.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the creation of a new vehicular access at 36 Tower Road North, Warmley.
- 1.2 The application site comprises of a broadly rectangular shaped plot featuring a two-storey semi-detached dwellinghouse. The dwellinghouse has a tiled, gabled roof and its elevations are primarily finished in pebbledash render but with facing stone across the ground floor of the principal elevation. The associated curtilage consists of a lawned front garden area, a more expansive rear garden which includes a single storey garage in the south western corner. This provides an existing vehicular access to the site from Crown Gardens. The dwellinghouse forms the last of a row of four pairs of near identical semi-detached properties to the north and to the south the site is flanked by the playing fields of Warmley Park School. The surrounding context is primarily residential exhibiting a mix of housing types.
- 1.3 The application site is situated within the eastern fringe of Bristol's urban area and also within a mineral safeguarding area. The site does not benefit from any other relevant planning designations.

2. POLICY CONTEXT

- 2.1 National Guidance
 - i. National Planning Policy Framework 2019
 - ii. National Planning Practice Guidance 2014
- 2.2 Development Plans

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

- CS1 High Quality Design
- CS4a Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS29 Communities of the Eastern Fringe of Bristol Urban Area

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
- PSP24 Mineral Safeguarding Areas

2.3 Supplementary Planning Guidance

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

3. **RELEVANT PLANNING HISTORY**

3.1 None.

4. **CONSULTATION RESPONSES**

4.1 Siston Parish Council

Siston Parish Council would like to strongly object to any vehicle access from this property onto the public highway. There are always vehicles parked opposite and the road becomes narrow at this point. You would have to back in or back out and with speeding traffic coming from the High Street, serious accidents would be inevitable.

No other property on that side of the road has vehicle access directly onto Tower Road North, and if this application were permitted, I feel other homeowners would do likewise, this would multiply the problem.

There is already Vehicle access to the rear of this property accessed from Crown Gardens therefore there is no need to support this application.

4.2 Transportation Development Control

We note that this planning application seeks to construct a new access to 36 Tower Road North, Warmley. We acknowledge that this is reasonably busy road but as it is unclassified, subject to a 30 mph speed limit and located within a predominately residential area, we do not consider this proposal creates any severe or unacceptable highways and transportation issues. Therefore, we have no comments about this application.

We would, however, take this opportunity to remind the applicant that all works on or immediately adjacent to the public highway, must be approved by this Council before, during and after completion as appropriate. This includes the installation of dropkerbs and foot way crossovers as would appear necessary in this case.

4.3 Neighbouring Residents

There has been one objection to the proposal which sought to emphasise the amount of traffic on Tower Road North, the narrowness of the street on account of the parking bays opposite and the likely safety hazard to both road users and pedestrians arising from this new access.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site is situated within the eastern fringe of Bristol's urban area and is currently utilised as a C3 dwellinghouse. The proposed development would provide a new vehicular access at the expense of the front boundary treatment. This alteration to the curtilage is a form of development that is supported by PSP38 subject to considerations of visual amenity, residential amenity and highway safety. As such, the proposal raises no issues in principle subject to the various material considerations addressed below

5.2 Sustainable Transport & Parking Provision Policy

CS8 of the Core Strategy outlines that vehicular access to a site should be well integrated and situated so it supports the street scene and does not compromise walking, cycling, public transport infrastructure and highway safety. Policy PSP11 of the Policies, Sites and Places Plan outlines that appropriate, safe, accessible, convenient and attractive access should be provided for all mode trips arising to and from a particular site. In terms of parking, policy PSP16 of the Policies, Sites and Places Plan sets out the Council's minimum parking standards for residential development. The new vehicular access is proposed to span the full width of the frontage of the property, enabling the existing front garden to be accessed directly from Tower Road North and utilised as an off-street parking area.

This application specifically pertains to the introduction of dropped kerbs to facilitate the new access. The Transportation Development Control Officer has assessed this aspect of the proposal and is satisfied that the available visibility splays are sufficient for safe access and egress to the site within a 30 mph zone. Whilst the volume of traffic on Tower Road North is noted, the road is unclassified and within a predominantly residential area, unlike a classified road there is no requirement for vehicles to access it in a forward gear. As such, notwithstanding the objections from a nearby resident and the Parish Council relating to safety concerns arising from the need to reverse into or out of the driveway, there is not any technical basis to indicate that this new access would have any compromising impact upon the safety of the pedestrian footway or the highway itself. As a consequence, it would seem unreasonable to sustain a highway safety objection to this proposal on this basis.

Design, Character & Appearance

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

The proposed access would not incur any physical construction other than the alteration to the kerb and the resurfacing of the pavement. All other enabling works have been referenced in the application form but qualify as permitted

developments and are outside of the scope of this report. As such, the only factor to be taken into consideration relates to the impact of the new access on local character.

In this respect, there is no overall consistent or repeating provision of vehicular access from the street to properties along this stretch of Tower Road North. The four pairs of semi-detached properties between the playing fields and Crown Gardens, of which the application site is one, currently only feature vehicular access from the rear. Beyond Crown Gardens however, the properties on this side of the street all feature driveways that are accessed from the street. On the eastern side of Tower Road North various vehicular accesses have been introduced over the years at No. 5, No. 13, No. 33 and No.39. As such, the incremental introduction of driveways with vehicular access is considered to be an established, if sporadic, feature of the streetscene. The subsequent introduction of a further vehicular access at No.36 would therefore not appear as an incongruous or jarring feature within this context, albeit it would distinguish the application site from the other seven corresponding semi-detached properties in this row.

Concerns raised by the Parish Council over the potential for one or more of these other seven properties to subsequently introduce a front driveway with access from Tower Road North themselves are based upon cumulative highway safety concerns, not the character of the area. The comments regarding the existing rear access are accepted, but the existing rear access does not invalidate this proposal for an additional access.

In summation, the proposed access at No. 36 is considered to be commensurate with other driveway access exhibited within the streetscene and on that basis there is no character objection.

5.4 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.

By virtue of the limited impact to amenity arising from the introduction of dropped kerbs, this proposal is not considered to constitute a form of development that would have an unacceptable impact on the residential amenity of the occupiers of 36 Tower Road North or to nearby properties.

5.5 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between

people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

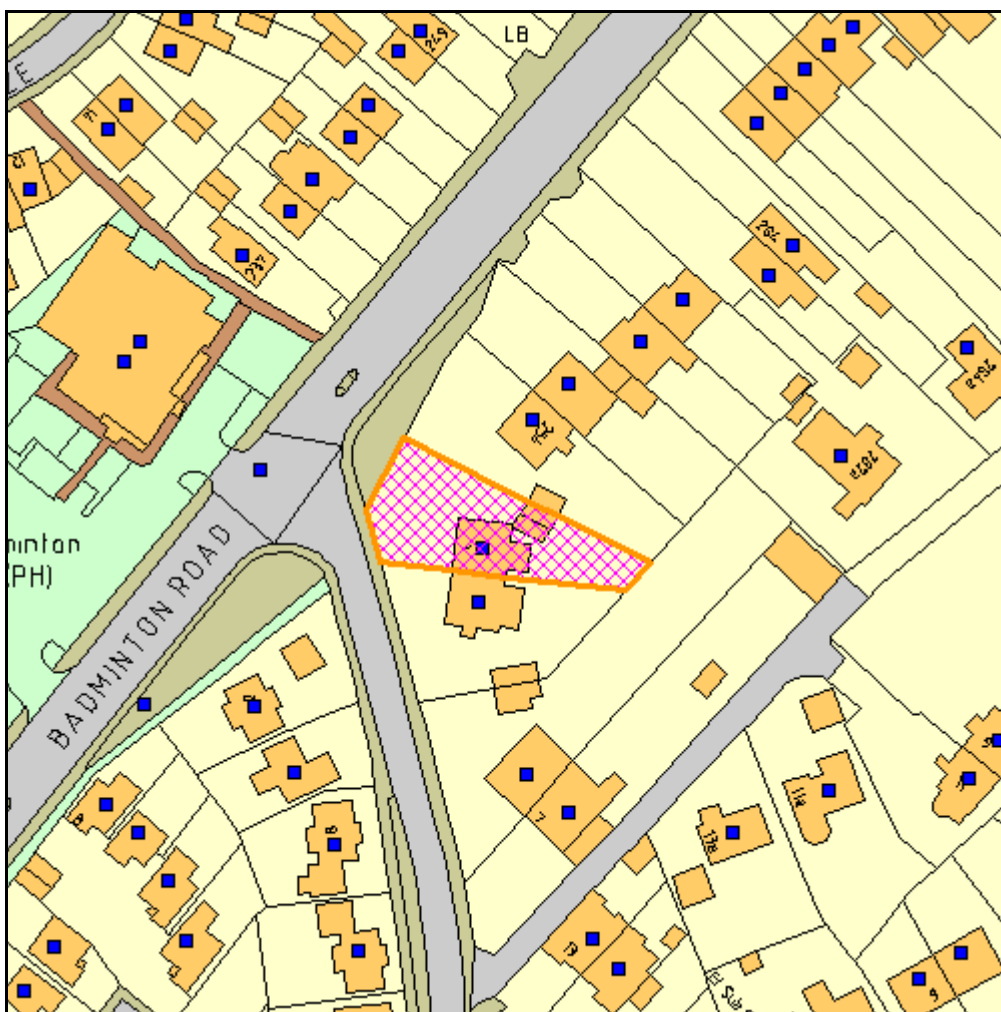
To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

Case Officer: Steffan Thomas

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 17/21 - 29th April 2021

App No.:	P21/01769/F	Applicant:	Mr Paul Evans
Site:	1 Woodside Road Coalpit Heath South Gloucestershire BS36 2QP	Date Reg:	25th March 2021
Proposal:	Demolition of existing garage and erection of single storey side and rear extension to form additional living accommodation and annexe.	Parish:	Westerleigh Parish Council
Map Ref:	367875 181258	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	11th May 2021



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **P21/01769/F**

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

This planning application will be added to the Circulated Schedule because the proposal has received 1No objection from Westerleigh Parish Council, which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of single storey side and rear extension to form additional living accommodation and annexe, as detailed on the application form and illustrated on the accompanying drawings. The application also includes the demolition of existing garage.
- 1.2 The application site can be found at 1 Woodside Road, is set within a good sized corner plot, and is an existing single storey semi-detached property located on the corner of Woodside Road and Badminton Road screened behind a low wall and high mature hedgerow. It is located within the established built up residential area of Coalpit Heath.
- 1.3 As part of the assessment and determination of this application, Westerleigh Parish Council have objected to the proposal on the on the grounds that the proposal would constitute a contrived, poor design contrary to policies CS1 (High Quality Design) and PSP38 (Development within Existing Residential Curtilages, including Extensions and New Dwellings). They also require clarification over the proposal in terms on the number of bedrooms to ensure that appropriate off-street parking and private amenity space is provided.
- 1.4 Subsequently, revised plans and elevations have been submitted as part of the negotiations on this application, clarifying the details in terms of number of bedrooms in respect of the off-street parking arrangements and the private amenity space to the dwellinghouse.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Import Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (Adopted 2007)
 Residential Parking Standards SPS (Adopted 2013)
 Household Design Guide SPD (Adopted 2021)

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK15/2039/PNH. Erection of single storey rear extension which would extend beyond the rear wall of the original house by 3.6 metres, for which the maximum height would be 3.8 metres and the height of the eaves would be 2.5 metres. No Objection. 12.06.2015
- 3.2 PT03/2007/F. Erection of side porch. Approved. 07.08.2003.

4. **CONSULTATION RESPONSES**

4.1 Westerleigh Parish Council

1No letter of Objection –

- *On the grounds that proposals would constitute a contrived, poor design contrary to policies CS1 (High Quality Design) and PSP38 (Development within Existing Residential Curtilages, including Extensions and New Dwellings). They also require clarification over the proposal in terms on Nos of bedrooms to ensure that appropriate off-street parking and private amenity space is provided.*

4.2 Other Consultees

Sustainable Transport – Transportation DC
 No Objections.

Other Representations

4.3 Local Residents

1No letter of support received –

- *The application garage to be demolished is currently attached a neighbouring garage. It is therefore been requested that the attached garage is not compromised in any way by this development and that both during and upon completion of the work, it be made fully secure, weatherproof, safe and structurally sound.*

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual

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

- 5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.
- 5.3 The proposal is for the erection of single storey side and rear extension to form additional living accommodation and annexe. Consequently the main issues to deliberate are the impact on the character of the area and the principle dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision.
- 5.4 Annexe Test
For a proposal to be an annexe it should only contain ancillary accommodation to the main dwelling and have some form of functional and physical reliance upon the main dwelling. Ultimately, the resultant development should be one planning unit i.e. one household rather than two separate dwellings. In this instance, the proposal has some elements of principal living accommodation (a kitchen, bedroom and a bathroom) that could enable it to be used as an independent unit of residential accommodation.
- 5.5 However, officers note that it would need to share the existing dining area, garden and parking area with the main dwelling house and that the proposal also demonstrates a physical reliance on the main property, as there is also an internal point of access between the existing dwelling and the proposed annex. Officers are therefore satisfied that that the annexe would be used ancillary to the main house. A condition will be included on the decision to secure this.
- 5.6 Design and Visual Amenity
Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.7 The single storey side and rear extension, will have an overall width of just over 9.6 metres to the rear facade, narrowing to a width of 4.3 meters to the front facade and will be to an overall depth of 9.0 metres, front to rear. It will have a flat roof with 1No roof lantern to the extension element across the rear of the host dwelling house and extend to 2.5 metres in height to the eaves from the existing ground level.

- 5.8 As the proposed single storey side and rear 'wrap around' extension will be integrated into the existing envelope of the host dwelling, and predominantly be to the rear of the original dwelling house (and sited over the existing location of the existing garage), officers have concluded that there will be very little impact on the street scene and character of the area, as the application site is also screened by a high mature hedgerow and low wall.
- 5.9 The side and rear extension has been proposed through its design to complement the existing dwelling in the choice of materials, details and components, ensuring that the aesthetical appearance of the dwelling continues to compliment neighbouring properties, matching materials and components to the existing dwelling where possible, and therefore the scale and form of the proposed extensions will respect the proportions and character of the existing dwelling.
- 5.10 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.11 Given that the proposed extension is a single storey with an eaves height of 2.5 metres, and given its position, scale and location, officers are satisfied that the residential amenity impact will be minimal. Accordingly, officers are satisfied that the proposed development would not result in a significant overbearing impact to the occupants of the neighbouring property.
- 5.12 To the rear facade, 2No bi-fold doors will look out onto the existing amenity space. To the front elevation, 1No window will look towards the public realm and 1No personnel door will be added to the side elevation. Through these design implications, any overlooking impact and any potential loss of privacy will be minimal.
- 5.13 Although the application site is located on a corner of Woodside Road and Badminton Road, in a built up established residential area of Coalpit Heath, given its scale and location, it has been concluded that the impact on the neighbouring residential amenity would be limited and therefore it should not result in an unacceptable impact.
- 5.14 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal does mean that the existing garage will be demolished but 3No driveway parking spaces will be provided, as shown on the Proposed Location and Block Plan, fulfilling the South Gloucestershire parking standards. Therefore there are no transportation objections.

5.15 Private Amenity Space

The dwelling benefits from a good amount of existing private amenity space to the property. PSP43 sets out standards which are based on the number of bedrooms at a property. The proposed extensions will create a total of 5No bedrooms and as such, should have at least 70m² of private amenity space. The existing dwelling has 4No bedrooms, and as such should have at least 70m² of private amenity space.

5.16 The proposal demonstrates that these standards will be maintained, and as the dwelling still benefits from an existing large amount of private amenity space, the existing garden should still benefit from private amenity space of sufficient size and shape, to meet the needs of the occupants. Therefore no concern is raised on the level of amenity space being proposed.

5.17 Other Matters

Comments have been raised in respect of the existing garage, which is currently attached to that of the immediate neighbour at 254 Badminton Road. They are concerned that their garage may be compromised due to the proposal, and wish to state that appropriate measures and construction methods are undertaken to ensure that it is made fully secure, waterproof, safe and structurally sound both during and following completion of the works should it be permitted. Whilst these concerns and matters are noted, they are not a material planning consideration. Party Wall agreement may be necessary outside of the remit of planning control.

5.18 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application be **APPROVED**.

CONDITIONS

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

Reason

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

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

LOC01 Existing Location & Block Plan (Date received 16/03/21)

02 Rev A Existing Floor Plans (Date received 14/04/21)

04 Rev A Existing Elevations (Date received 14/04/21)

LOC02 Rev A Location and Block Plans (Date received 14/04/21)

03 Rev C Proposed Floor Plans (Date received 23/04/21)

05 Rev B Proposed Elevations (Date received 23/04/21)

06 Proposed Section (Date received 23/04/21)

Reason

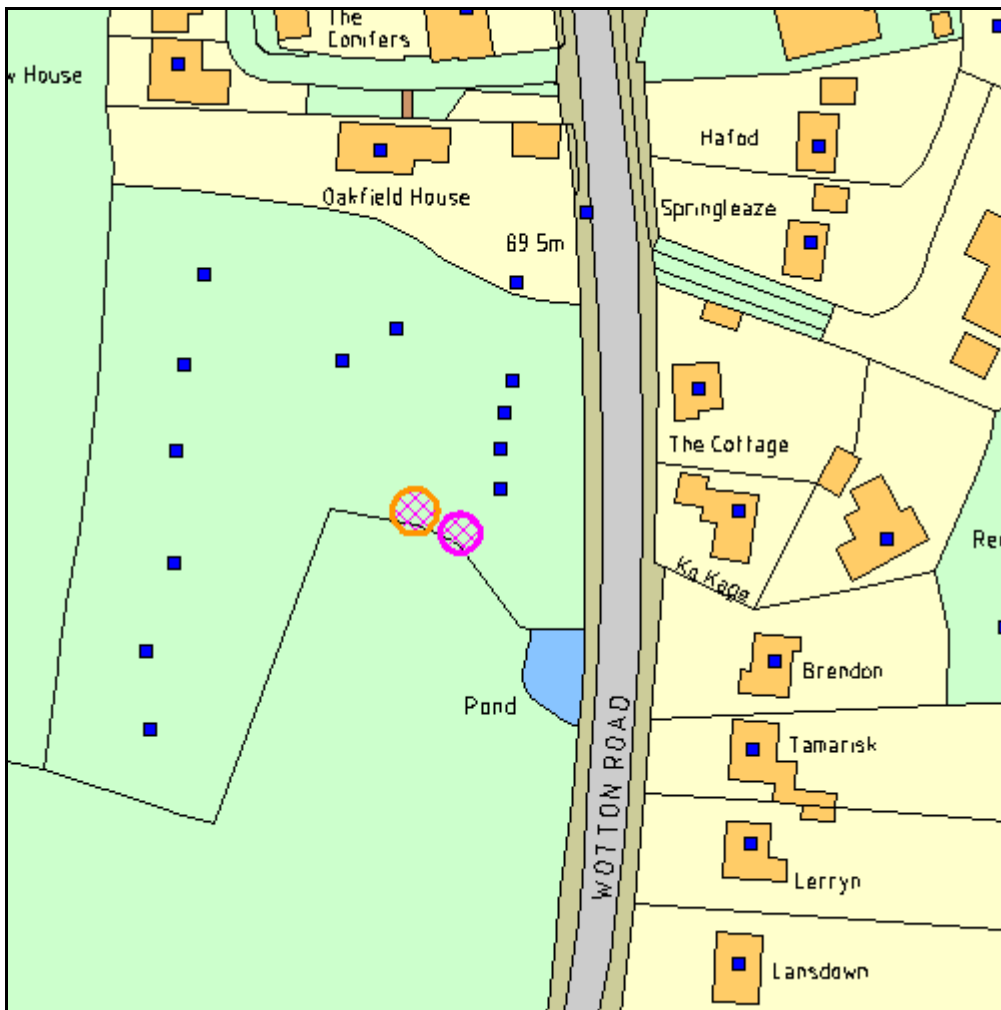
To define the terms and extent of the permission.

Case Officer: Helen Turner

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 17/21 - 29th April 2021

App No.:	P21/02364/TRE	Applicant:	Cotswold Homes
Site:	Oakfield House Wotton Road Rangeworthy South Gloucestershire BS37 7LZ	Date Reg:	31st March 2021
Proposal:	Works to fell 2 no. Sycamore trees which are covered by SGTPO 14/17 and dated 05/09/2017.	Parish:	Rangeworthy Parish Council
Map Ref:	369112 185725	Ward:	Frampton Cotterell
Application Category:		Target Date:	21st May 2021



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **P21/02364/TRE**

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as comments have been received that are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 Works to fell 2 no. Sycamore trees
- 1.2 Oakfield House, Wotton Road, Rangeworthy

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 P20/16917/TRE, Proposal: Works no.2 Sycamore to Crown lift to provided 6m clearance under canopies and remove branches from building to create 2m clearance Works to mixed group to crown raise lower branches top create 5m clearance over access road and Lower branches, Decision: COND, Date of Decision: 06-NOV-20

4. CONSULTATION RESPONSES

4.1 Rangeworthy Parish Council

Rangeworthy Parish Council wish to OBJECT to this application. The Parish Council remains shocked at the continued erosion of the Tree Preservation Order (SGTPO 14/17) attached to this site and wonders why South Gloucestershire Council bothered with an Order in the first place. The removal of these two mature Sycamores would significantly reduce the natural habitat for birds (including Woodpeckers as identified by the Silverback Arboricultural Report submitted), insects and small mammals.

Rangeworthy Parish Council would reiterate their objections to a previous application (P20/10425/TRE) relating to these trees (T7 and T8). The Parish Council believes this application is contrary to the SGC Local Plan Policy L1 which states under point C that the amenity of the landscape is conserved and where possible enhanced. These two trees provide a significant contribution to the unique character of the development and form a unique vista in what is in actual fact, a rural setting. To remove these mature Sycamores would significantly alter and severely affect the character of the landscape and the distinctiveness of the surrounding habitat.

In the Parish Council's objection to the original application for this development (PT17/3698/O), it stated the development would have a "significant adverse impact on the existing landscape ..." This statement is being borne out by the developer's continuous erosion of the flora in what was essentially a rural garden.

Rangeworthy Parish Council strongly urges South Gloucestershire Council to refuse this application.

Other Representations

4.2 Local Residents

Comments have been received concerning the loss of trees and nesting habitat and requesting that replacement trees should be requested in mitigation.

Further comments have been received in support of the application due to the threat to person and property.

5. **ANALYSIS OF PROPOSAL**

5.1 Works to fell 2 no. Sycamore trees.

5.2 Principle of Development

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

5.3 Consideration of Proposal

The Sycamore trees are growing adjacent to properties at Harford Close (formerly Oakfield House). They also overhang the public footpath.

Tree works to reduce back from the property have recently been carried out as per an earlier consent. Ivy has been stripped from the trees which has revealed that both trees are significantly hollowed. It is evident that the trees have been in this condition for a significant time. Whilst retaining trees in this condition would not necessarily be a problem in a farm field it is not appropriate for the management of trees in close proximity to properties which these trees now are due to the development. The removal of the trees will be a significant loss of amenity to the site but the safety of person and property has to be considered paramount in the first instance.

This application is supported but an Arboricultural report which contains evidence relating to the condition of the trees.

5.4 The proposal to remove the trees and replace with 2 standard Oak or Beech trees is thought to be acceptable. In time the replacement trees will mitigate for their loss. The application is supported by a Tree report with evidence of the condition of the trees.

5.5 In response to the Parish Council. When deciding a Tree works report officers can only look at the submitted report and therefore previous applications cannot be taken into consideration. Whilst officers agree that the loss of the trees is significant to amenity and to nature, there is a safety issue relating to the trees which are now in close proximity to the public highway and properties.

6. **RECOMMENDATION**

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

CONDITIONS

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

Reason

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

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

Reason

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

3. 2 No. replacement trees, 1 x Oak tree and 1 x Beech tree, both heavy standards are to be planted in the hedgeline adjacent to the locations where Sycamore trees are removed, details of which are to be approved in writing by the Local Planning Authority, shall be planted in the first planting season following the felling hereby authorised.

Reason

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

Case Officer: Lea Bending
Authorising Officer: Marie Bath