

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: 13/21

Date to Members: 31/03/2021

Member's Deadline: 08/04/2021 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

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

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

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

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

Dates and officer deadlines for Circulated Schedule Easter Bank Holidays 2021

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
13/21	5pm Tuesday 23 rd March	9am Thursday 25 th March	5pm Wednesday 31 st March	Thursday 1 st April
14/21	12pm Tuesday 30 th March	9am Wednesday 31 st March	5pm Thursday 8 th April	Friday 9 th April

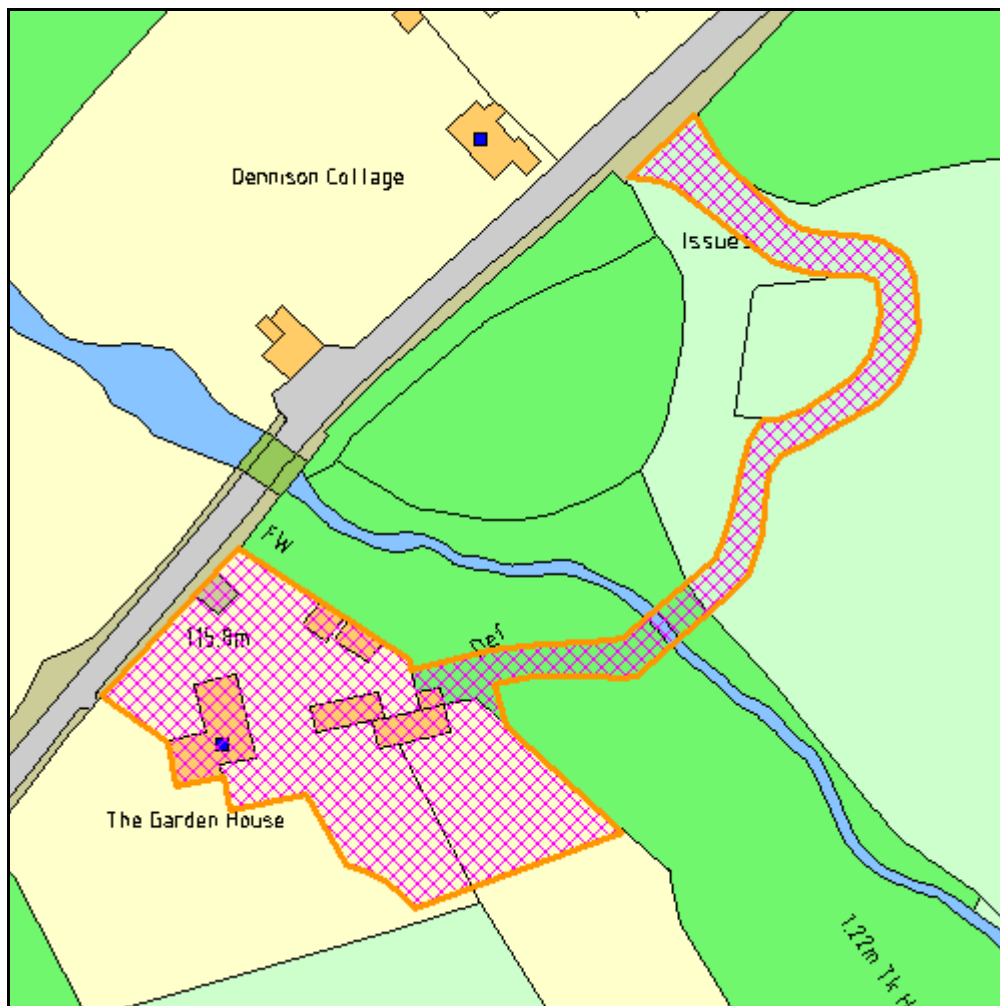
CIRCULATED SCHEDULE 31 March 2021

-

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P20/14647/F	Approve with Conditions	Dodington Park Estate Dodington Lane Dodington South Gloucestershire BS37 6SF	Boyd Valley	Dodington Parish Council
2	P20/14652/LB	Approve with Conditions	Dodington Park Estate Dodington Lane Dodington South Gloucestershire BS37 6SF	Boyd Valley	Dodington Parish Council
3	P20/20442/F	Approve with Conditions	Land Adjacent To 142B High Street Hanham Bristol BS15 3HF	Hanham	Hanham Parish Council
4	P20/20935/F	Approve with Conditions	84 Bath Road Longwell Green South Gloucestershire BS30 9DE	Longwell Green	Hanham Abbots Parish Council
5	P20/21774/LB	Approve with Conditions	Clic Cottage Beckspool Road Frenchay South Gloucestershire BS16 1NT	Frenchay And Downend	Winterbourne Parish Council
6	P20/21775/F	Approve with Conditions	Clic Cottage Beckspool Road Frenchay South Gloucestershire BS16 1NT	Frenchay And Downend	Winterbourne Parish Council
7	P20/22276/F	Approve with Conditions	Clayhill Drive West Of Bellway Site North Yate New Neighbourhood	Yate North	Yate Town Council
8	P21/00420/F	Approve with Conditions	25 Northville Road Filton South Gloucestershire BS7 0RQ	Filton	Filton Town Council
9	P21/00541/F	Approve with Conditions	130 Spring Hill Kingswood South Gloucestershire BS15 1XW	New Cheltenham	

CIRCULATED SCHEDULE NO. 13/21 – 31 March 2021

App No.:	P20/14647/F	Applicant:	Sir and Lady James and Deirdre Dyson-
Site:	Dodington Park Estate Dodington Lane Dodington South Gloucestershire BS37 6SF	Date Reg:	19th August 2020
Proposal:	Demolition of existing plant building, existing garage and stable building and partial demolition of existing cottage. Closure of existing access to catchpot lane and erection of brick wall to match existing. Refurbishment of existing cottage and erection of art gallery with installation of associated plant. Formation of car park and installation of hydraulic bollards.	Parish:	Dodington Parish Council
Map Ref:	375250 179860	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	7th October 2020



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 from 10 no. local residents 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 plant building, garage and stable building and partial demolition of existing cottage; and the erection of an art gallery and refurbishment of the existing cottage. It also includes the closure of an existing access to Catchpot Lane and the erection of a brick wall to match the existing, formation of a car park and installation of hydraulic bollards.
- 1.2 The application site is located within the walled garden of Dodington Park Estate, the proposed art gallery would be situated adjacent to the existing grade II listed Garden Cottage. Dodington House itself is a grade I listed building, set in a grade II* registered landscape with the walled garden being grade II listed in its own right. The site is also located within the Cotswolds Area of Outstanding Natural Beauty and is washed over by the Bristol and Bath Green Belt.
- 1.3 The application should be read in conjunction with the accompanying listed building consent, P20/14652/LB.
- 1.4 The proposed art gallery will be used to display the nationally significant art collection of the applicant, offering an opportunity for the public to view the collection during 28 days of the year.

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
CS23 Community Infrastructure and Cultural Activity
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
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP21	Environmental Pollution and Impacts
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 SPD (Adopted) 2013
Development in the Green Belt SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK14/1743/LB
Dismantling and rebuilding of 3.5m section of brick wall.
Approved with conditions: 08/07/2014
- 3.2 PK14/1742/F
Construction of water feature and associated landscaping works and dismantling and rebuilding of 3.5m section of brick wall and pier.
Approved with conditions: 08/07/2014
- 3.3 PK05/1142/LB
Erection of front porch, demolition of internal kitchen wall and installation of en-suite.
Approved with conditions: 24/06/2005
- 3.4 PK05/1140/F
Erection of front porch.
Approved with conditions: 24/06/2005
- 3.5 P98/1367/L
Demolition of existing rear conservatory to facilitate erection of garden room/conservatory (in accordance with amended plans received by the Council on 2 April 1998).
Consent Granted: 22/04/1998
- 3.6 P98/1360

Erection of garden room/conservatory (in accordance with amended plans received by the Council 2 April 1998)
Approved: 22/04/1998

4. **CONSULTATION RESPONSES**

- 4.1 Dodington Parish Council
No objection in principle, refer to SGC Highways department regarding access concerns.
- 4.2 Sodbury Town Council
No objection
- 4.3 Listed Building & Conservation Officer
Comments dated 10th December 2020;

No objection to the art gallery nor to the works to the listed cottage, subject to conditions.
- 4.4 Landscape Officer
Landscape Design Strategy requested prior to determination to agree key design principles, condition suggested.
- 4.5 Sustainable Transport
No objection subject to conditions.
- 4.6 Lead Local Flood Authority
No objection, satisfied with proposals for both foul sewage and method of SUDS.
- 4.7 Ecology
Comments dated 3rd December 2020;
Diagrams of mitigation are welcome, however we would still require further detailed mitigation.
- 4.8 Tree Officer
No objection, subject to full compliance with the arb report.
- 4.9 Highway Structures
Informative- details of excavation and temporary support during construction of vehicular access at Catchpot Lane to ensure support to the highway at all times.
- 4.10 Arts and Development
Given the nature of the building offers an opportunity to see world class art locally, no need for a condition relating to public art.
- 4.11 Avon Gardens Trust
No objection.

4.12 Historic England

Please seek views of your specialist conservation advisor.

4.13 Public Rights of Way

Raised cushion to slow traffic will make users aware and vehicles aware of pedestrians.

Other Representations

4.14 Local Residents

Objection comments received from 10 local residents, summarised as follows;

Highway Safety

- Proposed access directly opposite two homes.
- 30yds from a dangerous blind T-junction with Chapel Lane.
- Junction between Catchpot Lane and A432 Badminton Road is a blind corner and already dangerous.
- High traffic volume using Catchpot Lane due to existing staff entrance and deliveries to the estate, road not suitable for this kind of use.
- Traffic will increase by 50 cars a day.
- Concerns about safety of walkers using the Cotswold Way and residents in Coombs End from increased traffic.
- Catchpot Lane is used daily by walkers, horse riders, dog walkers, cyclists and runners.
- Catchpot lane is single track road and in poor condition.
- Nearby residents cannot take any more noise from traffic.
- Alternative access route not been considered. A discreet new road would not be noticed in the estate, transport addendum details have not concluded that this would not be possible.
- Unrealistic to assume that there will be three people in each car, unsatisfactory parking provision.
- Large deliveries will result in an enormous volume of traffic along Catchpot lane.
- Has any consideration been given to temporary traffic lights outside Chippenham Lodge.
- Traffic survey should be carried out.
- Will walk-ins be allowed on top of the 50 cars allowed?
- What is to prevent visitors using the nearby lanes as a parking zone.
- No traffic calming measures proposed at new point walker have to cross the road.
- 'Unofficial' parking area on verge by the proposed entrance will impact the visibility of traffic entering and exiting the site and walkers.
- Visitors arriving early will queue back onto the A46.

Design, Heritage and Green Belt

- Proposal runs counter to GB and AONB constraints.
- Out of keeping with the Grade II* listed estate and Grade II listed buildings.
- No special circumstances.
- Art gallery design does not fit in with the rural heritage of the surroundings.

- Cannot see how the listed garden cottage can be allowed to be altered and sections demolished.

Residential Amenity

- Noise concerns over increased traffic and construction.

Other matters

- Planning applications have been refused in the area in recent years.
- No immediate benefits to the community, only open to the public 1 month of the year.
- What will it be used for at other times in the year?
- Disruption to neighbours during construction.
- Construction traffic unsuitable for single track lane.
- Will be unused for 11 months of the year.
- Historic applications at the site made by former owner were refused.

4.15 Letter of support from Cllr Toby Savage;

- Currently no art galleries in South Gloucestershire.
- Provide public access to the private art collection and walled garden of the Dodington Estate.
- Appears an aesthetically pleasing venue.
- Hope further down the line applicants could be encouraged to open for more than 28 days.
- Gallery would stand out as a unique and special venue within South Gloucestershire.
- Could draw in new visitors to the area.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy PSP7 of the PSP Plan (November 2017) states that inappropriate development is harmful to the Green Belt and will not be acceptable unless very special circumstances can be demonstrated that clearly outweigh the harm to the Green Belt; and any other harm. Of key importance in establishing the principle of development is the heritage classifications of the buildings and their siting. The development must seek to protect their special historic and archaeological interest, in accordance with policies CS9 of the Core Strategy and PSP17 (December 2013) of the PSP Plan (November 2017). Furthermore, policy CS23 of the Core Strategy is supportive of the provision of additional community infrastructure; of which an art gallery would fall into. Although given its restricted opening times for the public, the community benefit of the scheme would be given modest weight.

Green Belt Assessment

Paragraph 133 of the NPPF 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. The most relevant to the proposed development are;

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - o not have a greater impact on the openness of the Green belt than the existing development

Within the information submitted by the applicant it states that the proposed art gallery would be constructed on land which was previously home to a number of greenhouses used for growing plants for the estate. It is accepted by the case officer that the greenhouses were in ancillary use to the residential property and were of permanent and substantial structure; pictorial evidence and a site visit confirmed they consisted of brickwork dwarf walls and buttresses, of which some are still visible. As such, the land in question can therefore be considered to constitute 'previously developed land'. The footprint of the proposed art gallery is not dissimilar to that to the historic greenhouses and the associated working area immediately surrounding them. However it is acknowledged by officers that the proposed art gallery has the potential to have a greater impact on the Green Belt. In this instance, when assessing if the proposal would have a greater impact on the openness of the Green Belt it is important to consider the context of the site and assess the application as a whole, which also includes the demolition of an existing garage and stable block, as well as significant demolition of later additions to the original grade II listed Garden Cottage.

The heritage benefits of this are discussed in more detail later in the report, however in Green Belt terms the removal of large, two-storey additions to the existing cottage combined with the removal of other existing structures within the application site are considered to have a positive effect on the openness of the Green Belt. Turning to the design of the proposed art gallery, it would be located within the walled garden adjoining sections of the wall on the east and north elevations; the existing brick walls of the walled garden are of a considerable height at approximately 4 metres which offers notable visual screening. The art gallery would modestly extend above the existing walls by approximately 1.3 metres, and the structure would consist of a flat roof design which would result in a building which is not considered to appear prominent or intrusive within the landscape, the proposed 'green roof' and associated soft landscaping would further benefit its assimilation with the surrounding landscape.

Overall, the proposed art gallery would be partly sited on previously developed land and when also taking into consideration the sensitive design and proposed demolition works to be carried out as part of this application, the impact on the openness of the Green Belt is not deemed to be unacceptable in this instance. As such, the proposal is deemed to comply with policy PSP7 of the PSP Plan and the provisions of the NPPF. However, given that the demolition works form an important consideration in the proposals acceptability in Green Belt terms, a

condition will be included on any subsequent decision to ensure these works are carried out prior to the first use of the art gallery.

5.2 Design and Heritage

The application site is located within the walled garden of Dodington Park Estate, the proposed art gallery would be situated adjacent to the existing grade II listed Garden Cottage. Dodington House itself is a grade I listed building, set in a grade II* registered landscape with the walled garden being grade II listed in its own right. Policy CS9 of the Core Strategy and policy PSP17 of the PSP Plan seek to ensure heritage assets are conserved, respected and enhanced in a manner appropriate to their significance.

5.3 ***Garden Cottage and boundary wall alterations***

The existing Garden Cottage was built in the early-mid 19th Century as a small estate cottage reflecting the wealth of the estate. In the 20th Century the cottage fell into a state of disrepair and was substantially and insensitively enlarged by the previous owners. In contrast, the walled garden has undergone a scheme of restoration and enhancement, approved in 2014. The cottage is currently dominated by these large extensions and, as such, the council's conservation officer has welcomed the removal of the majority of the modern additions as they are deemed to be exceptionally unsympathetic to the original small cottage causing harm to its significance. The proposal would re-establish the original building line of the cottage and re-instate a traditional roof covering, this is considered to positively impact the building, substantially enhancing the significance of the heritage asset. Also, as part of this application, an existing access from Catchpot Lane through the listed boundary wall will be closed off; the reinstatement of the brick boundary wall is thought to increase the overall heritage gain whilst also providing further screening from the public highway.

5.4 During the course of the application a proposed sliding gate at the entrance to the gallery parking area was removed from the proposal and replaced with hydraulic bollards. This alteration was in response to concerns raised over the gates bulky appearance and impact on the listed boundary wall; the bollards are considered an acceptable substitute and are considered to maintain the visually open nature of this part of the site.

5.5 As such, there are no objections to the proposed works to the Garden Cottage subject to sample materials and large scale details being submitted to and agreed in writing by the council.

5.6 ***Art Gallery***

The proposed art gallery is considered by officers to be of the highest quality design. It would be modern in appearance consisting of a hexagonal footprint, overhanging flat roof design, clerestory glazing and use of high quality materials such as a stainless steel roof finish and extensive bronze cladding. The use of materials, while modern in appearance, are considered to appropriately and sympathetically respect the surrounding heritage assets whilst in turn providing a necessary visual distinction between the two. The use of bronze cladding in particular is thought to provide a successful contemporary response to the colours of the listed boundary walls. Furthermore, it would be read in the context of the adjacent sculpture garden for which visitors will also

be afforded access. The overall appearance is considered by officers to be wholly appropriate for a development of this nature whilst suitably respecting the significance of the heritage assets, this is subject to approval in writing of the proposed materials.

5.7 The gallery would include a basement level. This has raised some concerns over the ability to retain the stability and integrity of the adjacent listed boundary wall, however following the submission of additional supporting information it is accepted this could be achieved successfully. To ensure the protection of the garden wall a condition will be included on any decision for a proposed method statement to be submitted and agreed in writing by the council.

5.8 Landscape and Trees

The application site lies within the Cotswolds Area of Outstanding Natural Beauty (AONB) and forms part of the Grade II* listed historic parkland. Paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.

5.9 In support of the application an indicative landscape plan and Landscape Visual Impact Appraisal (LVIA) has been provided at the request of the council's Landscape Officer. It is accepted by officers that the proposed re-development of this area of the estate provides an opportunity to enhance the currently dilapidated appearance of the landscape and therefore can be beneficial to the character of the AONB and registered park.

5.10 The submitted LVIA indicates that the roof of the new gallery will be partly visible above the Estate boundary wall when viewed from the adjacent Catchpot Lane; from the adjacent sculpture garden; and more distant views from a short section of the Cotswold Way. After a site visit, it is accepted by officers that there would be a degree of visibility of the art gallery from some public areas, however given the size, siting, design and level of screening provided by the walls of the 'walled garden' and existing tree coverage, the impact of the proposed art gallery on the immediate and wider landscape is considered to be unobtrusive and is thought to acceptably conserve the Cotswolds AONB and historic parkland.

5.11 No objections are raised in terms of landscape impact subject to a condition requiring full details of hard and soft landscaping to be submitted to and approved in writing by the Council. Furthermore, to ensure the future maintenance and management of the site a Landscape and Ecological Management Plan (LEMP) will be conditioned.

5.12 No objection was raised by the Council's tree officer in regard to the submitted arboricultural report. In order to ensure the protection of existing trees any subsequent works shall be carried out in accordance with said report.

5.13 Ecology

In support of the application an Ecological Assessment Report for the Garden Cottage (October 2019) and proposed Art gallery (August 2019) were

submitted. Evidence of Brown-Long Eared Bats and Common Pipstrelle Bats were found in the Garden Cottage. Four different species were also recorded foraging in the grounds surrounding the cottage. Following the submission of requested supplementary information the Council's ecologist is satisfied that the three tests under Regulation 53/56 of the Habitat Regulations 2010 are satisfied subject to conditions to be included on the decision.

5.14 Transportation and Public Rights of Way

It is acknowledged that a number of concerns have been raised by local residents in regards to transportation and possible highway safety issues which will be addressed within this section of the report.

5.15 The application is proposing to re-instate the estate boundary wall nearest to the Garden Cottage which is currently considered to have poor visibility for emerging drivers. Vehicles will access the site via an alternative existing access point a short distance to the north. This is considered by officers to provide adequate visibility onto the public highway and meets visibility guidance for a 30 mph speed limit as is in place along this section of Catchpot Lane. The proposed access is therefore not considered by officers to present any severe highway safety concerns.

5.16 A number of local residents have suggested that an alternative access into the Estate should be utilised. In response to this the applicant provided additional information on the possible use of the Bath Lodge entrance or Chippenham Lodge entrance. The Council's highways officer has assessed the alternative access options and carried out a site visit; it would be concluded that the suggested alternatives were less favourable for further intensification of use than the proposed access from Catchpot Lane.

5.17 The internal access road is considered by officers adequate to serve the expected level of traffic accessing the site. It is noted that a public right of way runs through the estate which crosses the internal access road, concerns have been raised by the public rights of way officer in regard to the intensified use of this road and its impact on pedestrians' safety. However, following a site visit the highways officer has indicated that the land either side of the crossing point is open with good inter-visibility and no obstructions are present. At the intersection of the Cotswold Way and the access road a raised pedestrian crossing is proposed to ensure vehicles' speeds are reduced and additional 'warning signs' will also be provided to further improve the situation. Given vehicles will be travelling at low speeds along this section of road, combined with the measures outlined above, the safety of users of the Cotswold Way is not considered to be compromised.

5.18 In terms of parking arrangements the application is proposing 19 visitor car parking spaces with an additional space for working vehicles; it would also provide 10 cycle parking spaces. A number of objections have been received in regard to the impact of increased traffic associated with the gallery on Catchpot Lane. However, there are a number of factors which are considered to limit the impact of the associated traffic on the surrounding road network. The proposed gallery will only be open to the public for 28 days of the year and on each of those days the gallery will be operating only two sessions, between 10:00 to

- 13:00 and 14:00 to 17:00. The gallery will be operating a pre-book ticketing system, including for those visiting on-foot, and no on-the-day bookings will be admissible. The pre-booking system would limit the number of vehicle trips to the site ensuring traffic movement is effectively managed. It is calculated that, at most, the total number of vehicle movements during a day would be 76 for the two sessions which would be outside of the highway network peak times. A recent traffic survey, carried out by the Council, on Catchpot Lane indicates that the average daily traffic flow passing the site is 380 movements. Although it is accepted the traffic increase generated as a result of the art gallery would not be insignificant, the overall traffic flow on the road would remain low. It was also highlighted in the survey that the speed of traffic in Catchpot Lane is broadly within the posted speed limit and as such there are no issues with safety along this stretch of road.
- 5.19 The highway safety concern raised over an increased use of the junction of Catchpot Lane and Badminton Road has been noted. However, there has been no recorded accident data at this junction over the past five years. The nearest accident recorded was approximately 50m to the west and was unrelated to movements of traffic through the junction. As such, there is no evidence to suggest any pattern of collisions at said junction and considering the relatively low forecast of traffic resulting from the development, officers do not consider there to be severe highway safety issue.
- 5.20 Paragraph 109 of the NPPF states that *'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on the highway safety, or the residual cumulative impacts on the road network would be severe'*. Considering the restrictions on visitors to the site and limited times of opening (as outlined above), the highway impact is considered to be appropriately mitigated and as such is not thought to result in a 'severe' impact to the highway. Therefore, the application would not undermine paragraph 109 of the NPPF. To ensure the highways impact is kept to a reasonable level, details of the proposed pre-book parking system will be required to be submitted to and approved in writing by the Council prior to the first opening of the art gallery.
- 5.21 Some concern have been raised by local residents in regard to the disruption and noise resulting from the proposed construction works, as well as the inability of Catchpot Lane to accommodate large construction deliveries. The applicant is proposing to use an 'Ack Ack' yard, accessed off Bath Road, to take receipt of large deliveries of construction material. The large quantities will then be broken down into smaller loads and transported on smaller and quieter vehicles. It has also been confirmed that any excavated soil will be reused within the Estate. In order to effectively control the construction traffic, a construction management plan will be required to be submitted to and approved in writing by the Council prior to the commencement of development. This is considered adequate to mitigate any significantly detrimental impacts to local residents during the construction phase.
- 5.22 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.

5.23 The proposed art gallery building would be sited a significant distance from the nearest residential properties on the opposite side of Catchpot Lane. It is therefore not considered to result in any material loss of privacy, loss of light or overbearing impact.

5.24 Concern has been raised in regard to a potentially detrimental noise impact. It is accepted that the gallery would generate an increase in noise from both traffic movement and visitors, however the number of tickets would be limited and admission would only be allowed within two specified sessions outside of peak hours. As such, the noise impact during public opening times is not considered to be so significant as to warrant a refusal reason. Furthermore, construction noise would be for a limited amount of time and sufficiently mitigated with agreement of a construction management plan.

5.25 Other Matters

Local residents have put forward the refusal of other applications in the area as a reason this application should also be refused. However, each application is assessed on its individual merits against the provisions of the NPPF and adopted local policy.

5.26 There has also been some concern raised as to what the gallery will be used for during the remaining days of the year. It is understood the gallery will be used to display the private art collection of the applicant all year round to accompany the adjacent sculpture garden. The restrictions are in relation to accessibility for the public which would be appropriately conditioned.

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. Prior to commencement of development of the art gallery, a method statement for the gallery's proposed basement construction shall be submitted to and approved in writing by the Council. The method statement shall include information to demonstrate how the stability and integrity of the listed garden wall will be protected during the work. The work shall be carried out strictly in accordance with the method statement approved.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed wall and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

3. Prior to commencement of development (excluding demolition) of the relevant phase of works, representative samples of the following items shall be submitted to and approved in writing by the Council. The work shall be carried out strictly in accordance with the samples approved:

- a) Rainscreen cladding
- b) Brick (new boundary wall)
- c) Natural stone (new boundary wall coping)
- d) Brickwork (demonstrating colour, texture, face bond, pointing and, where relevant, coping).

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason

To ensure a satisfactory standard of external appearance to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and to ensure the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and national guidance set out at the NPPF.

4. Prior to first opening of the art gallery , the detailed design, including materials and finishes, of the following items shall be submitted to and approved in writing by the Council:
 - a) Bollards to driveway
 - b) Cycle storage

The works shall thereafter be implemented in accordance with the agreed details.

Reason

To ensure a satisfactory standard of external appearance to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and to ensure the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and national guidance set out at the NPPF.

5. The approved works to the listed Garden Cottage and the infilling of the boundary wall on Catchpot Lane shall be completed in full and in accordance with the approved plans prior to the first opening of the art gallery hereby approved.

Reason

To ensure the heritage gains associated with the restoration of Garden Cottage are completed and enhancements to the architectural and historic interest of the listed building and its setting are implemented, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

6. Prior to first use of the art gallery or Garden Cottage full details of both hard and soft landscaping works shall be submitted and approved in writing by the Council and these works shall be carried out as approved. These details shall include a detailed planting plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting; including tree pit detail. Hard landscape work shall include details of all proposed boundary and hard landscape surface treatments, including proposed levels and any soil retention/retaining walls that may be required, together with supporting schedule of proposed manufacturer hard landscape materials and site furniture products

Reason

To protect the character and appearance of the historic parkland and Cotswolds AONB, and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and, the National Planning Policy Framework.

7. Prior to first use of the art gallery or Garden Cottage a Landscape and Ecological Management Plan (LEMP) shall be submitted to and agreed in writing by the Council.

This should cover the enabling works operations/period and a subsequent longer term management period, identifying existing and proposed landscape and ecology related site assets, associated management objectives and, schedules of annual maintenance works together with longer term management operations.

Reason

To protect and enhance biodiversity and the landscape character of the historic parkland and Cotswolds AONB, and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and, the National Planning Policy Framework.

8. The development shall be carried out in accordance with the approved Arboricultural Impact Assessment and Arboricultural Method Statement compiled by Treestats Limited, received on 18th November 2020.

Reason

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

9. The development shall be carried out in accordance with the Mitigation Measures provided in the Protected Survey Report (Greena Ecological Consultancy, January 2021), this includes sensitive timing of works.

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.

10. Prior to first occupation or use of Garden Cottage, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the Council. The strategy shall:

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

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

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

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.

11. Prior to first occupation or use of Garden Cottage photographic evidence that the ecological enhancements have been installed shall be submitted to the Council. These include but shall not be limited to bat, bird boxes and the proposed green roof.

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.

12. Prior to commencement of development to Garden Cottage a copy of the EPS license if granted is to be submitted to the local authority (Clause 9.3 and Annex D6.1 of BS42020:2013)

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.

13. Prior to the commencement of development, including any demolition works, a construction management plan or construction method statement shall be submitted to and approved in writing by the Council. The approved plan/statement shall be adhered to throughout the construction period. The statement shall include the following;

- Parking of vehicles for site operations and visitors.
- Routes for construction traffic including the details of passing places as appropriate particularly during the construction period.
- Hours of operation.
- Method of prevention of mud being carried onto highway,
- Pedestrian and cyclist protection,
- Arrangements for turning vehicles,
- Confirmation that none of the excavated material for the new building would be taken out of the site but instead used within the estate.

Reason

In the interests of highway safety and to protect the amenity enjoyed by those living in the locality to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP8 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework. This is required

to be agreed prior to commencement of development to ensure demolition and construction work is begun with appropriate measures already in place.

14. The art gallery hereby approved shall only be open to the public for 28 days of the year with no more than two sessions each day between the hours of 10:00 -13:00 and 14:00 and 17:00 only.

Reason

In the interests of highway safety and to protect the amenity enjoyed by those living in the locality to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP8 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

15. Prior to the first opening of the art gallery the details of pre-booking arrangements for visitors shall be submitted to and approved in writing by the Council. Details must include information on how the number of vehicles arriving to the site would be managed to match the number of car parking spaces available on site. The ongoing operation of the art gallery shall proceed in accordance with the approved details.

Reason

In the interests of highway safety and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

16. Prior to the first opening of the art gallery the approved car parking spaces shall be provided in accordance with the approved plans and subsequently maintained thereafter.

Reason

To ensure the satisfactory provision of parking facilities and in the interests of highway safety to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

17. Prior to the first opening of the art gallery, the approved cycle parking spaces shall be provided in accordance with the submitted plans.

Reason

To encourage and promote sustainable travel options, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

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

Received by the Council on 12th August 2020;
Demolition Plan (1387-WEA-XX-ST-DR-A-0003)
Basement Plan Proposed (1387-WEA-XX-B1-DR-A-1001)

Existing Cottage Elevations (1387-WEA-XX-ZZ-DR-A-4003)
Existing Cottage Floor Plans (1387-WEA-XX-ZZ-DR-A-4001)
Existing Cottage Roof Plans (1387-WEA-XX-RF-DR-A-4002)
Ground Floor Plan Proposed (1387-WEA-XX-01-DR-A-1002)
Landscape Plan (1387-WEA-XX-ST-DR-A-0006)
North Elevation Proposed (1387-WEA-XX-N-DR-A-2002)
South Elevation Proposed (1387-WEA-XX-S-DR-A-2003)
West Elevation Proposed (1387-WEA-XX-W-DR-A-2004)
Section AA (1387-WEA-XX-AA-DR-A-3001)
Section BB (1387-WEA-XX-BB-DR-A-3002)
Site Plan Existing (1387-WEA-XX-ST-DR-A-0002)
The Location Plan (1387-WEA-XX-ST-DR-A-0001)

Received by the Council on 18th November 2020;
Cottage Bat Attic (01387-WEA-XX-ZZ-DR-A-4006)
North Wall Proposed (1387-WEA-XX-N-DR-A-2005)
Proposed Cottage Elevations (01387-WEA-XX-ZZ-DR-A-4005 REV 01)
Dry Lining Diagram (1387-WEA-XX-01-DR-A-1004 REV 01)
East Elevation (1387-WEA-XX-E-DR-A-2001 REV 01)
Roof Plan (1387-WEA-XX-RF-DR-A-1003 REV 01)
Site Plan Proposed (1387-WEA-XX-ST-DR-A-0004 REV 01)
Foul Water Strategy (1387-WEA-XX-ST-DR-A-0005 REV 01)
Access Plan (1387-WEA-XX-ST-DR-A-0007 REV 01)
Proposed Cottage Floor Plans (1387-WEA-XX-ZZ-DR-A-4004 REV 01)

Received by the Council on 23rd February 2021;
Bat Box Location (1387-WEA-XX-ST-DR-A-0008)

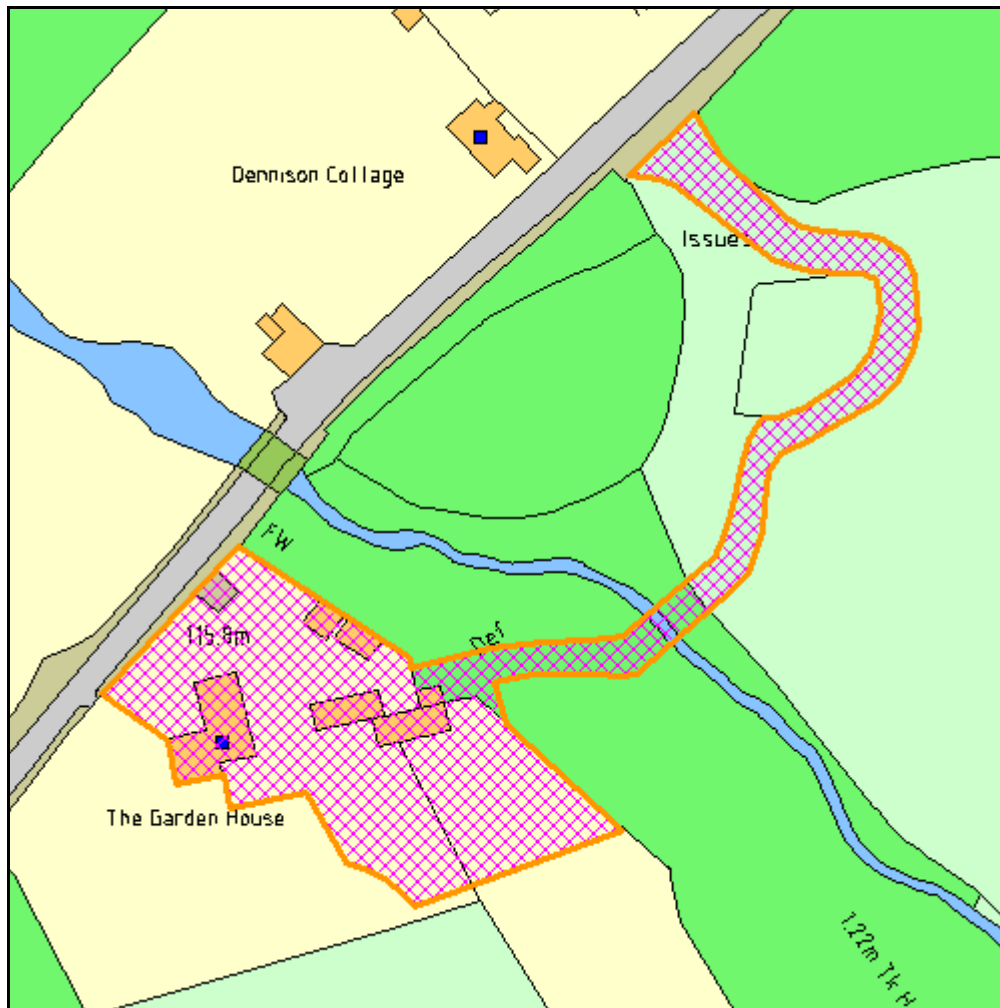
Reason

To define the terms and extent of the permission.

Case Officer: James Reynolds
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 13/21 -31 March 2021

App No.:	P20/14652/LB	Applicant:	Sir and Lady James and Deirdre Dyson
Site:	Dodington Park Estate Dodington Lane Dodington South Gloucestershire BS37 6SF	Date Reg:	20th August 2020
Proposal:	Demolition of existing plant building and partial demolition of existing cottage. Refurbishment of the existing cottage and construction of art gallery with associated work to existing opening and buttresses.	Parish:	Dodington Parish Council
Map Ref:	375250 179860	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	7th October 2020



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 from 10 no. local residents which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks listed building consent for the demolition of an existing plant building and partial demolition of the existing cottage. Refurbishment of the existing cottage and construction of an art gallery with associated work to existing opening and buttresses.
- 1.2 The application site is located within the walled garden of Dodington Park Estate, the proposed art gallery would be situated adjacent to the existing grade II listed Garden Cottage. Dodington House itself is a grade I listed building, set in a grade II* registered landscape with the walled garden being grade II listed in its own right. The site is also located within the Cotswolds Area of Outstanding Natural Beauty and is washed over by the Bristol and Bath Green Belt.
- 1.3 This application should be read in conjunction with the accompanying full planning application, P20/14647/F.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance
Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed building and Conservation Areas) Regulations 1990

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design

CS9 Managing the Environment and Heritage

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

PSP17 Heritage Assets and the Historic Environment.

3. RELEVANT PLANNING HISTORY

- 3.1 PK14/1743/LB
Dismantling and rebuilding of 3.5m section of brick wall.
Approved with conditions: 08/07/2014
- 3.2 PK14/1742/F
Construction of water feature and associated landscaping works and dismantling and rebuilding of 3.5m section of brick wall and pier.
Approved with conditions: 08/07/2014
- 3.3 PK05/1142/LB
Erection of front porch, demolition of internal kitchen wall and installation of en-suite.
Approved with conditions: 24/06/2005
- 3.4 PK05/1140/F
Erection of front porch.
Approved with conditions: 24/06/2005
- 3.5 P98/1367/L
Demolition of existing rear conservatory to facilitate erection of garden room/conservatory (in accordance with amended plans received by the Council on 2 April 1998).
Consent Granted: 22/04/1998
- 3.6 P98/1360
Erection of garden room/conservatory (in accordance with amended plans received by the Council 2 April 1998)
Approved: 22/04/1998

4. CONSULTATION RESPONSES

- 4.1 Dodington Parish Council
No objection.

Sodbury Town Council
No objection.

Listed Building & Conservation Officer
No objection to the art gallery nor to the works to the listed cottage, subject to conditions.

Historic England
No comment, suggest views of council's specialist conservation advisor are sought.

Other Representations

- 4.2 Local Residents

Objection comments received from 10 no. local residents, summarised as follows;

Highway Safety

- Proposed access directly opposite two homes.
- 30yds from a dangerous blind T-junction with Chapel Lane.
- Junction between Catchpot Lane and A432 Badminton Road is a blind corner and already dangerous.
- High traffic volume using Catchpot Lane due to existing staff entrance and deliveries to the estate, road not suitable for this kind of use.
- Traffic will increase by 50 cars a day.
- Concerns about safety of walkers using the Cotswold Way and residents in Coombs End from increased traffic.
- Catchpot Lane is used daily by walkers, horse riders, dog walkers, cyclists and runners.
- Catchpot lane is single track road and in poor condition.
- Nearby residents cannot take any more noise form traffic.
- Alternative access route not been considered. A discreet new road would not be noticed in the estate, transport addendum details have not concluded that this would not be possible.
- Unrealistic to assume that there will be three people in each car, unsatisfactory parking provision.
- Large deliveries will result in an enormous volume of traffic along Catchpot lane.
- Has any consideration been given to temporary traffic lights outside Chippenham Lodge.
- Traffic survey should be carried out.
- Will walk-ins be allowed on top of the 50 cars allowed?
- What is to prevent visitors using the nearby lanes as a parking zone.
- No traffic calming measures proposed at new point walker have to cross the road.
- 'Unofficial' parking area on verge by the proposed entrance will impact the visibility of traffic entering and exiting the site and walkers.
- Visitors arriving early will queue back onto the A46.
-

Design, Heritage and Green Belt

- Proposal runs counter to GB and AONB constraints.
- Out of keeping with the Grade II* listed estate and Grade II listed buildings.
- No special circumstances.
- Art gallery design does not fit in with the rural heritage of the surroundings.
- Cannot see how the listed garden cottage can be allowed to be altered and sections demolished.

Residential Amenity

- Noise concerns over increased traffic and construction.

Other matters

- Planning applications have been refused in the area in recent years.
- No immediate benefits to the community, only open to the public 1 month of the year.
- What will it be used for at other times in the year?

- Disruption to neighbours during construction.
- Construction traffic unsuitable for single track lane.
- Will be unused for 11 months of the year.
- Historic applications at the site made by former owner were refused.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This is an application for listed building consent. As such, the only consideration is what impact the proposed development would have on the special historic or architectural features of the grade II listed Garden Cottage and Grade I listed Dodington House and will therefore be assessed against National Planning Policy Framework February 2019 and Planning (Listed Buildings and Conservation Areas) Act 1990.

5.2 Impact on Heritage Assets

The existing Garden Cottage was built in the early-mid 19th Century as a small estate cottage reflecting the wealth of the estate. In the 20th Century the cottage fell into a state of disrepair and was substantially and insensitively enlarged by the previous owners. In contrast, the walled garden has undergone a scheme of restoration and enhancement, approved in 2014. The cottage is currently dominated by these large extensions and, as such, the council's conservation officer has welcomed the removal of the majority of the modern additions as they are deemed to be exceptionally unsympathetic to the original small cottage causing harm to its significance. The proposal would re-establish the original building line of the cottage and re-instate a traditional roof covering, this is considered to positively impact the building, substantially enhancing the significance of the heritage asset. Also, as part of this application, an existing access from Catchpot Lane through the listed boundary wall will be closed off; the reinstatement of the brick boundary wall is thought to increase the overall heritage gain whilst providing further screening from the public highway. As such, there are no objections to the proposed works to the Garden Cottage subject to sample materials and large scale details being submitted to and agreed in writing by the council.

5.3 The proposed art gallery, although modern in design, is considered to be appropriately sympathetic as not to result in any substantial harm to the significance of the adjacent heritage asset.

5.4 Overall, the proposal is thought to result in an enhancement to the character and significance of the listed cottage and wider setting by reversing some severely insensitive 20th century work, in accordance with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the provisions of the NPPF and adopted policies CS9 and PSP17. The heritage gains outlined above are of importance to the acceptability of the overall scheme and therefore a condition will be included to ensure these works are completed prior to the first use of the proposed gallery.

6. **CONCLUSION**

- 6.1 The recommendation to **grant** Listed Building Consent has been taken having regard to the Planning (Listed Buildings and Conservation Areas) Act 1990 and Government advice contained in the National Planning Policy Framework.

7. **RECOMMENDATION**

- 7.1 That the Listed Building Consent be **APPROVED** subject to the conditions included on the decision notice.

CONDITIONS

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

Reason

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

2. No works or demolition to Garden Cottage shall begin until a binding building contract has been entered into for the carrying out of works for redevelopment of the site in accordance with the approved planning permission and listed building consent.

Reason

To ensure the heritage gains associated with the restoration of Garden Cottage are completed and enhancements to the architectural and historic interest of the listed building and its setting are implemented, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

3. Before the commencement of demolition or any works to Garden Cottage, details shall be submitted and approved by the Council showing precisely the areas of masonry and fabric to be demolished, and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. This should include: strengthening any wall or vertical surface; protection of surviving architectural features, support for any floor, roof or horizontal surface; and provision of protection for the building against the weather. Such details shall include structural engineering drawings and/or a method statement as appropriate. The work shall be carried out fully in accordance with the method statement approved.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with policy CS1 and CS9 of the South

Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

4. Prior to the commencement of development to Garden Cottage (excluding demolition), representative samples of all roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Council. Development shall be carried out strictly in accordance with the approved samples.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

5. Prior to any brick cleaning or use of lime mortar, details of these items shall be submitted to and approved in writing by the Council. The work shall be carried out strictly in accordance with the specifications approved.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

6. Prior to commencement of development (excluding demolition) of the relevant phase of works, representative sample panels of the following items shall be submitted to and approved in writing by the Council. The work shall be carried out strictly in accordance with the sample panels approved.
 - a. Brickwork (demonstrating the colour, texture, face bond, pointing and, where relevant, coping). For the avoidance of doubt, the new facing brickwork to the cottage and the infill section to the boundary wall shall match the existing adjacent brickwork in respect of dimensions, colour, texture, face bond, and pointing.
 - b. Pointing of existing listed garden and cottage walls. For the avoidance of doubt, angle grinders must not be used to cut joints in preparation for pointing, and the mortar shall be a traditional lime mortar (no cement).
 - c. Brick cleaning of listed garden wall

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17

of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

7. Prior to commencement of development of Garden Cottage (excluding demolition) , the detailed design, including materials and finishes, of the following items shall be submitted to and approved in writing by the Council:
 - a. Cottage bay window
 - b. All new windows to cottage, including surrounds, reveals, cills and glazing bars.
 - c. All new doors to cottage, including frames, architraves and door furniture.
 - d. Rainwater goods to cottage, including method of fixing.
 - e. All new extracts and flues to cottage.

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

8. Prior to commencement of development (excluding demolition) of the art gallery, the detailed design, including materials and finishes, of the following items shall be submitted to and approved in writing by the Council:
 - a. All new extracts and flues to gallery.
 - b. Finishing of movement joint in listed kitchen garden wall.
 - c. Connection of the gallery's walls/glazed screens to historic fabric.
 - d. Clerestory glazing including junction with wall head
 - e. Service lift entrance including facing materials.

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

9. The eaves, verges, kneelers, plinth and ridge of the approved Garden Cottage extension shall match those of the original historic building in respect of profiles, dimensions, construction and materials.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

10. All works of making good to the interior of Garden Cottage shall match the existing original building in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

11. The approved works to Garden Cottage and the infilling of the boundary wall on Catchpot Lane shall be completed in full and in accordance with the approved plans prior to the first opening of the art gallery.

Reason

To ensure the heritage gains associated with the restoration of Garden Cottage are completed and enhancements to the architectural and historic interest of the listed building and its setting are implemented, in accordance with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

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

Received by the Council on 12th August 2020;
Demolition Plan (1387-WEA-XX-ST-DR-A-0003)
Basement Plan Proposed (1387-WEA-XX-B1-DR-A-1001)
Existing Cottage Elevations (1387-WEA-XX-ZZ-DR-A-4003)
Existing Cottage Floor Plans (1387-WEA-XX-ZZ-DR-A-4001)
Existing Cottage Roof Plans (1387-WEA-XX-RF-DR-A-4002)
Ground Floor Plan Proposed (1387-WEA-XX-01-DR-A-1002)
Landscape Plan (1387-WEA-XX-ST-DR-A-0006)

North Elevation Proposed (1387-WEA-XX-N-DR-A-2002)
South Elevation Proposed (1387-WEA-XX-S-DR-A-2003)
West Elevation Proposed (1387-WEA-XX-W-DR-A-2004)
Section AA (1387-WEA-XX-AA-DR-A-3001)
Section BB (1387-WEA-XX-BB-DR-A-3002)
Site Plan Existing (1387-WEA-XX-ST-DR-A-0002)
The Location Plan (1387-WEA-XX-ST-DR-A-0001)

Received by the Council on 18th November 2020;
Cottage Bat Attic (01387-WEA-XX-ZZ-DR-A-4006)
North Wall Proposed (1387-WEA-XX-N-DR-A-2005)
Proposed Cottage Elevations (01387-WEA-XX-ZZ-DR-A-4005 REV 01)
Dry Lining Diagram (1387-WEA-XX-01-DR-A-1004 REV 01)
East Elevation (1387-WEA-XX-E-DR-A-2001 REV 01)
Roof Plan (1387-WEA-XX-RF-DR-A-1003 REV 01)
Site Plan Proposed (1387-WEA-XX-ST-DR-A-0004 REV 01)
Foul Water Strategy (1387-WEA-XX-ST-DR-A-0005 REV 01)
Access Plan (1387-WEA-XX-ST-DR-A-0007 REV 01)
Proposed Cottage Floor Plans (1387-WEA-XX-ZZ-DR-A-4004 REV 01)

Received by the Council on 23rd February 2021;
Bat Box Location (1387-WEA-XX-ST-DR-A-0008)

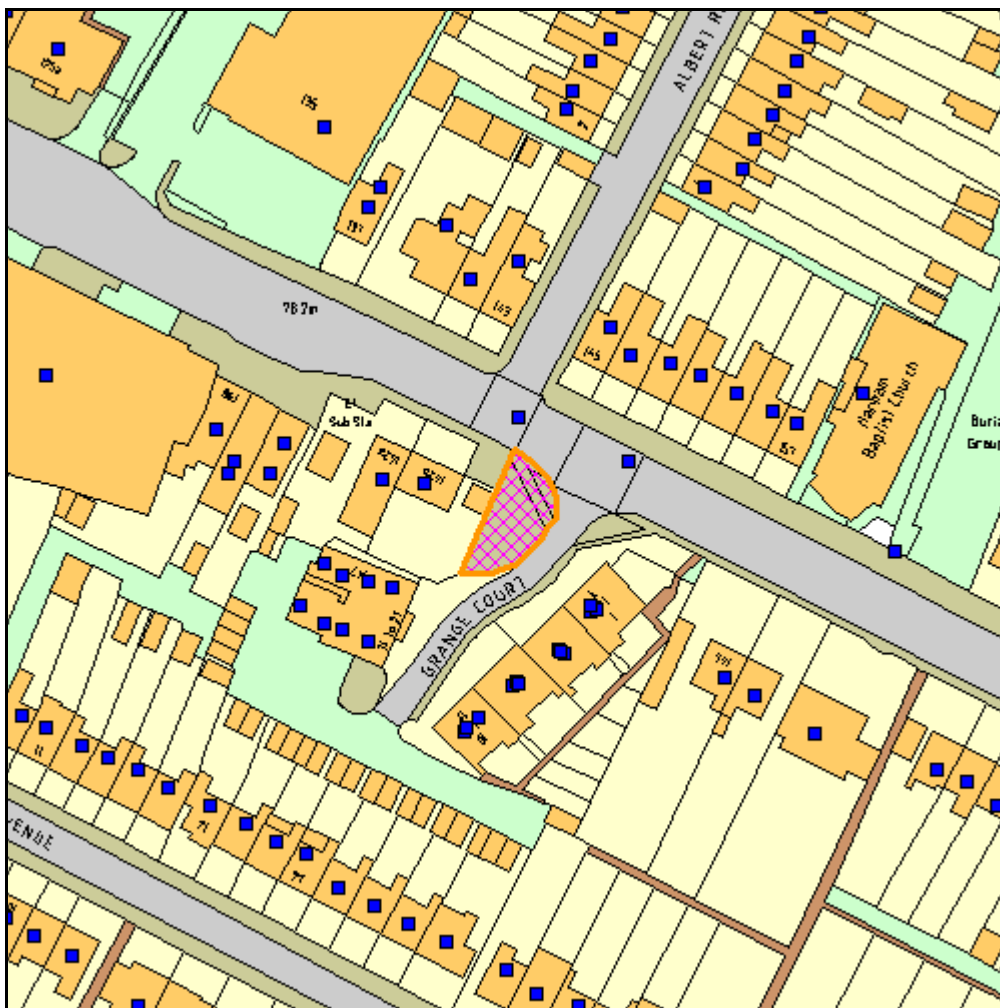
Reason

To define the terms and extent of the permission.

Case Officer: James Reynolds
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 13/21 -31st March 2021

App No.:	P20/20442/F	Applicant:	Mr Paul Densley
Site:	Land Adjacent To 142B High Street Hanham Bristol BS15 3HF	Date Reg:	3rd November 2020
Proposal:	Erection of 1 no. detached dwelling with associated works.	Parish:	Hanham Parish Council
Map Ref:	364557 172199	Ward:	Hanham
Application Category:	Minor	Target Date:	8th January 2021



© South Gloucestershire Council 2007. all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **P20/20442/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 appears on the Circulated Schedule due to the receipt of more than three letters of objection for local residents contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of 1no. detached two bedroom house with associated works.
- 1.2 The proposed dwelling will be located to the side of 142B High street, Hanham. The plot is currently vacant bar some scrubby vegetation. The large TPO'd tree that once occupied the site fell in Storm Dennis causing noticeable damage to a neighbouring building. Access to the proposed new dwelling would be from Grange Court to the rear.
- 1.3 As initially submitted, the plans included a first floor element over a proposed car port. This raised a number of concerns. Consequently a revised set of drawings were received to remove this element of the scheme. The necessary re-consultation was undertaken.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP22	Unstable Land
PSP37	Internal Space and Accessibility Standards for Dwellings

PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist (SPD)
Waste Collection for New Developments (SPD)

3. **RELEVANT PLANNING HISTORY**

3.1 There is no recent or relevant planning history

4. **CONSULTATION RESPONSES**

4.1 Hanham Parish Council
No objection

4.2 Other Consultees

Sustainable Transport
No objection

The Coal Authority

The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment dated October 2020 are fit for purpose and this raise no objection.

Lead Local Flood Authority

Ask for details of the method of foul sewage disposal

Highway Structures

Conservation

The proposal will impact the setting for the Grade II listed building. As the setting can be considered to make a limited contribution to the significance of this designated heritage asset, it follows the proposals can be considered to cause a degree of harm that would be within the “less than substantial” category.

Other Representations

4.3 Local Residents

6 letters of objection were received on original plans:

- The site is too small to accommodate a house
- Overdevelopment
- Grange Court contains a Grade II listed building
- The house would be harmful to the setting of the listed building and be overbearing and enclosing
- The site provides welcome relief from the constricted built environment

- Additional parking pressure
- Insufficient off street parking provided
- A new tree should be planted
- The area should be turned to a garden
- Impact on neighbours – overlooking, intervisibility, noise and disturbance
- Concerns that the consultation process was inadequate
- Not enough parking for the residents now

2 further comments received to the revised plans:

- Building would be direct in view from neighbours lounge window
- Noise disturbance during construction phase
- Construction traffic would add to the existing chaos
- Cause damage to neighbours foundations
- Too large for plot
- Impact on residential amenity
- Grange court road is very narrow and is unsuitable for heavy lorries

5. **ANALYSIS OF PROPOSAL**

5.1 The application stands to be assessed against the above listed policies and all material considerations.

5.2 Flood Risk and Drainage

The site lies within Flood Zone 1 which is land with a low probability of flooding. As such, no flood risk assessment is required for this planning application and the location of the proposed development is considered to be acceptable in flood risk terms.

5.3 The lead local flood authority have questions the means of drainage. Therefore a SUDS condition will be attached to any consent granted to ensure that these details are secured.

5.4 Design, Character and Appearance

Policy CS1 'High Quality Design' of South Gloucestershire Core Strategy (adopted December 2013) states that development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they: enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development. PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan is supportive in principle of development within the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal accords with the principle of development subject to the consideration below.

5.5 The area surrounding the application site is very varied in character. Whilst the dominant built form consists of two storey terrace and semi-detached dwellings, there also flat roofed three storey buildings, commercial units and a Grade II

- listed building to the rear. The proposed elevations are annotated to show that the walls of the dwelling will be finished with render, white uPVC windows and a concrete tiled roof. Whilst the materials are not exciting, they are entirely appropriate for their setting and will reflect those found on the adjacent buildings.
- 5.6 The proposed dwelling will be detached, appears to follow the original building line. Given the varied street scene, it is considered that the revised development has been designed to a good standard and will not be out of keeping with the surrounding area.
- 5.7 As raised by neighbours, the site used to be the host to a large and very attractive TPO'd beech tree. Unfortunately this tree fell suddenly and unexpectedly in storm Dennis. Whilst officers understand the local residents desires to retain this plot as green open space, officers must assess the application before them and cannot insist on it being retained as green open space.
- 5.8 As with all development sites, of course the neighbours will experience some disturbance during the construction period. However, given the densely populated location, a construction hours condition will be attached to limit disturbance during the construction period as far as practicably possible.
- 5.9 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.10 Your officer is sensitive to the concerns of the neighbours and agreed that, as originally proposed the scheme was unacceptable. However, following the receipt of amended plans to remove the first floor element over the car port, the impact on residential amenity is now deemed to be acceptable.
- 5.11 In the opinion of your officers, the greatest impact will be on 1-3 Grange Court to the east of the application site. The proposed new dwelling will be clearly visible from the front elevation of these dwellings. However, the revised scheme ensures that the side elevation of the proposed dwelling is in excess of 12m from these windows and thus it is not considered that any concern of overbearing could be substantiated at appeal. Officers do agree that any new windows in the east elevation of the proposed dwelling would need careful consideration and thus a condition will be attached to restrict the insertion of any new windows into this elevation.
- 5.12 The impact on 142b, the flats in Grange Court and the properties on the opposite side of the High Street has been assessed and found to be acceptable

- and comparable to the surrounding built form and the densely populated location.
- 5.13 On the basis of the assessment set out above, it is concluded that the proposal would have no unacceptable impacts on residential amenity, and the proposed development therefore accords with policies PSP8, PSP38 and PSP43.
- 5.14 Access and Parking
The submitted Proposed Site Plan indicates that the new dwelling will be provided with one parking space, which is considered to be compliant with Policy PSP16. Although the concerns of local residents are noted that the area is congested, this one 2 bedroomed dwelling is unlikely to have a significant impact on the existing situation.
- 5.15 Concerns have also been raised by neighbours that delivery vehicles may cause disturbance and obstruction. As with any development site, it is of course true that machinery and materials will need to be delivered to site. However, there is no reason to believe that this particular site presents any specific concerns or that the deliveries will be anything other than short term.
- 5.16 Coal Risk
The site is located in the area which has previously been used for coal mining. As such, Coal Mining Risk Assessment has been submitted as part of this planning application. It was reviewed by The Coal Authority who subsequently raise no objection.
- 5.17 Heritage
The application site lies within the direct setting of the Grade II listed building The Grange. Paragraph 189 to 202 of the National Planning Policy Framework sets out how Local Planning Authorities should assess applications that impact heritage assets. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.18 The immediate context in which is Grade II listed The Grange is experienced is now largely dominated by the modern housing. The setting is therefore one which largely can be considered to make no contribution to its significance. Consequently any further development proposals should be approached in the manner that the considered harm caused by the siting and scale of the existing surrounding modern housing should not be exacerbated by further unsympathetic development.
- 5.19 However, while the existing setting is one largely enclosed and dominated by modern housing, the proposed application site can be considered to play an important role, as it allows for views of The Grange (which include its principal elevation) to be experienced from the High Street. The existing site can therefore be considered to make a positive contribution to the setting of the

designated heritage asset. The open views help retain the visual connection of The Grange with the High Street, and so along with issues of setting, it also allows The Grange to contribute to the sense of local distinctiveness. The enclosure or increased sense of enclosure (through both the built form of the dwelling itself and boundary treatments) the development proposals would cause in views from within Grange Court would also be harmful to the character of the immediate locality.

5.20 There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when planning permission for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Under Section 72 of the same Act, it is the Council's duty to pay special attention to the preservation or enhancement of the character of the surrounding conservation area. In accordance with para 196, the harm to the setting of the listed building has been weighed against the public benefit of the proposal. In this specific instance, the public benefit of providing an additional unit of family accommodation is considered to outweigh the identified harm to the setting of the listed building. It is considered that full consideration has been given to these duties and the proposal is considered acceptable in this regard.

5.21 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

6.2 The recommendation to **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. No windows other than those shown on the plans hereby approved shall be inserted at any time in the Eastern; elevation of the property.

Reason

To protect the residential amenity of the neighbouring occupiers 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 hours of working on site during the period of construction shall be restricted to

Monday - Friday.....7:30am - 6:00pm

Saturday.....8:00am - 1:00pm

No working shall take place on Sundays or Public Holidays.

The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

4. Prior to the commencement of development drainage detail proposals incorporating Sustainable Drainage Systems SUDS and confirmation of hydrological conditions e.g. soil permeability, watercourses, mining culverts)within the development shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework. This must be a pre-commencement condition to prevent the need for remedial work.

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

Reason

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

6. The development hereby approved shall take place in accordance with the following plans and reports:

Received by the Council on 15th March 2021:

Proposed Ground Floor Plan - Rev B

Proposed Site Plan - Rev B

Proposed Elevations - Rev C

Proposed First Floor Plan - Rev C

Received by the Council on 30th October 2020:

Coal Mining Risk Assessment

Received by the Council on 20th October 2020:

Site Location Plan

Reason

To define and clarify the permission

Case Officer: Marie Bath

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 13/21 -31st March 2021

App No.:	P20/20935/F	Applicant:	Mr Duncan Abery
Site:	84 Bath Road Longwell Green South Gloucestershire BS30 9DE	Date Reg:	30th October 2020
Proposal:	Creation of driveway and new vehicular access.	Parish:	Hanham Abbots Parish Council
Map Ref:	365652 171220	Ward:	Longwell Green
Application Category:	Householder	Target Date:	24th December 2020



© South Gloucestershire Council 2007. all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **P20/20935/F**

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

The application appears on the Circulated Schedule as there is an objection raised by Hanham Abbots Parish Council where the officer recommendation is one of approval.

1. **THE PROPOSAL**

- 1.1 This planning application seeks full planning permission for creation of a vehicular access.
- 1.2 The application site is located at 84 Bath Road, Longwell Green.

2. **POLICY CONTEXT**

2.1 National Guidance

National Planning Policy Framework
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist
Residential Parking Standards SPD

3. **RELEVANT PLANNING HISTORY**

- 3.1 No relevant planning history.

4. **CONSULTATION RESPONSES**

- 4.1 Hanham Abbots Parish Council

Objection. We have concerns regarding highway safety as this driveway would result in vehicles reversing out onto the busy Bath Road.

The below assessment is inclusive of the Parish Council objection.

4.2 Other Consultees

Sustainable Transport

No objection. Planning condition to restrict parking to 1no. space only has been recommended.

Other Representations

4.3 Local Residents

None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP11 of the Policies, Sites and Places Plan (Adopted) November 2017 allows for the creation of new vehicular access subject to considerations on the effect upon the highway and road safety. 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. Furthermore, 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. The proposal accords with the principle of development subject to the consideration below.

5.2 Highway Safety

The application site is adjacent to Bath Road, which is an unclassified road, with 30 mph speed limit, and is located in residential area. Based on the submitted plan, there would be no off-street turning area provided, which would require the vehicle to reverse onto or from the highway. However, given the location of the application site, as well as the fact that similar arrangements already exist in close proximity to the application site, it is considered that this would not cause any detrimental effect on highway safety.

5.3 Design and Visual Amenity

The proposal would remove a part of an existing front boundary wall, as well as the existing hedge. It is not considered that the introduction of the vehicular access and the removal of the wall and the hedge would be detrimental to the visual amenity of the host dwelling, and the local area overall. As such, there are no concerns with the proposal from the design and visual amenity point of view.

5.4 Residential Amenity

Given the nature and siting of the proposed development, it is not considered that the proposal would result in any detrimental impacts to the residential amenity of neighbouring occupiers.

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

CONDITIONS

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

Reason

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

2. The development must be carried out in accordance with the below listed plans:

Block Plan

Received by the Local Planning Authority on 26 October 2020.

Location Plan

Received by the Local Planning Authority on 29 October 2020.

Reason

For the avoidance of doubt.

3. The dropped kerb access shall be restricted to a single vehicle width leading to a single parking space.

Reason

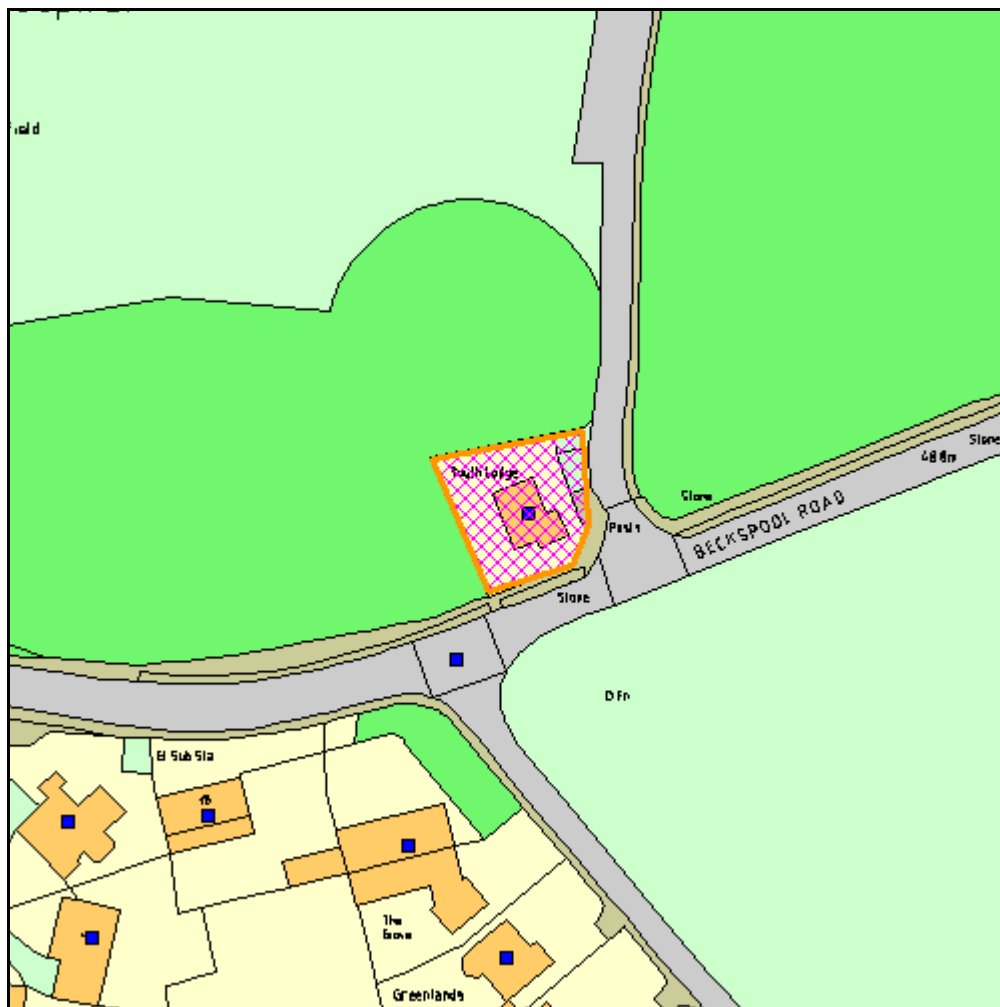
In the interest of highway safety and to accord with Policy PSP11.

Case Officer: Mykola Druziakin

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 13/21 -30th March 2021

App No.:	P20/21774/LB	Applicant:	Gainwell Ltd
Site:	Clic Cottage Beckspool Road Frenchay South Gloucestershire BS16 1NT	Date Reg:	6th November 2020
Proposal:	Internal and external alterations to include the demolition of existing flat roof extension. Erection of single storey side extension, and creation of 2 no. new windows to the south elevation (resubmission of P19/18431/LB).	Parish:	Winterbourne Parish Council
Map Ref:	363704 177481	Ward:	Frenchay And Downend
Application Category:	Minor	Target Date:	29th December 2020



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

P20/21774/LB

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

INTRODUCTION

This Listed Building application appears on the Circulated Schedule as it is assessed in conjunction with a full application which appears on the Circulated Schedule, due to objection responses received, contrary to Officer recommendation

1. THE PROPOSAL

- 1.1 This Listed Building application is for internal and external alterations to include the demolition of existing flat roof extension. Erection of single storey side extension, and creation of 2 no. new windows to the south elevation, the application is essentially a resubmission of P19/18431/LB.
- 1.2 The application property is 'Clic Cottage', Beckspool Road, Frenchay. Clic Cottage is one of the gate houses to Frenchay Park House and stands at one of the former Frenchay Hospital's entrances. Clic Cottage is a curtilage listed building located within the Frenchay Conservation Area and the setting of the Grade II listed Frenchay Park House. The redevelopment of the former hospital site is subject to redevelopment, however the landscape park has been retained and now forms an important piece of public open space. The park and garden associated with Frenchay Park House (in which the site is situated) is a locally registered.

2. POLICY CONTEXT

- 2.1 National Guidance
 Planning (Listed Building and Conservation Area) Act 1990
 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 |
| CS9 | Managing the Environment and Heritage |

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

- | | |
|-------|--|
| PSP38 | Development within Existing Residential Curtilages |
| PSP17 | Heritage Assets and the Historic Environment |

Supplementary Planning Guidance

- South Gloucestershire Design Checklist (Adopted) 2007.
 South Gloucestershire Residential Parking SPD

3. RELEVANT PLANNING HISTORY

P20/21775/F – Relevant demolition of existing flat roof extension and replacement with single storey side extension to form additional living accommodation (resubmission of P19/18430/F). Being dealt with concurrently with this application.

P19/18430/F – Withdrawn. 16/3/20
Relevant demolition of existing flat roof extension. Erection of single storey side extension to form additional living accommodation.

P19/18431/LB -
Internal and external alterations to include the demolition of existing flat roof extension. Erection of single storey side extension, erection of 1 no. bay window to the western elevation and creation of 2 no. new windows to the south elevation

PRE19/0677 - Advice provided. 23/10/2019
Demolition of part and extension of single storey dwelling, plus general renovation works.

APP/P0119/W/18/3209992 and APP/P0119/Y/18/3209995
Appeal against the refusal of applications PT17/4999/F and PT17/5294/LB. -
Appeals dismissed

PT17/4999/F - Refused 23/02/2018
Change of use of land to residential and the erection of a single storey extension to form additional living accommodation. New vehicle access. (Re Submission of PT17/2620/F)

Reasons –

1. By virtue of scale and design, the proposed extension would have a harmful impact on the historic character, scale and form of the curtilage listed lodge to a degree that could cause a substantial loss of significance both to the curtilage structure itself and the wider setting of the Grade II listed Frenchay Park House. The character and appearance of the Frenchay Conservation Area would neither be preserved nor enhanced. The proposed scheme is therefore contrary to sections 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, PSP17, CS1 & CS9 and the Frenchay Conservation Area SPD.
2. The proposed extension of residential curtilage into the open parkland that is a locally registered historic park and designated as protected open space within the Frenchay Conservation Area SPD would be harmful both to the open and natural character of the parkland and the wider setting of the Grade II listed building, but also the wider character and appearance of the Frenchay Conservation Area. The proposed scheme would therefore be contrary to sections 66(1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Frenchay Conservation Area SPD, Policy PSP17 and CS1 and CS9.

PT17/5294/LB Refused - 23/02/2018

Change of use of land to residential, the erection of a single storey extension and general refurbishment to include replacement UPVC windows and doors, reconfiguration of internal layout and external works. New vehicle access.

Reason –

1. By virtue of scale and design, the proposed extension would have a harmful impact on the historic character, scale and form of the curtilage listed lodge to a degree that could cause a substantial loss of significance both to the curtilage structure itself and the wider setting of the Grade II listed Frenchay Park House. The proposed scheme is therefore contrary to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, PSP17 and CS9.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

The comments of the Parish Council are No Objection, however, certainty is required regarding the correct boundaries of the property.

Conservation Officer

There was initial concern as the proposals were the same length as the previous application. Revised plans were subsequently received, reducing the length of the extension to a length and scale considered acceptable and in accordance with previous Officer and Inspector consideration and there are no objections to the revised proposals, subject to recommended conditions.

Other Representations

4.2 Local Residents

Two letters of support have been received
- the proposals would be beneficial to the area and would fit in well, ensuring the building is occupied.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework seeks to ensure the desirability of sustaining and enhancing the significance of heritage assets. Section 16(2) of the Planning (Listed building and conservation area) act 1990 states that when determining a listed building application the local planning authority shall have special regard to the desirability of preserving the building or its setting and any features of special architectural or historic interest which it possesses.

- 5.2 Clic Cottage is a curtilage listed building located within the Frenchay Conservation Area and the setting of the Grade II listed Frenchay Park House. The park and garden associated with Frenchay Park House (in which the site is situated) is a locally registered.
- 5.3 Planning permission and listed building consent for extending the property has previously been refused. An appeal has also been made to the Planning Inspectorate and was dismissed.
- 5.4 The key issues in the determination of this application is whether the revisions to the proposal overcome previous concerns, refusal reasons and reasons for dismissing the appeal.
- 5.5 Listed Building/ Conservation Considerations
In approaching this latest proposal, it is considered that overall the situation remains one that the planning history is a significant material consideration in the determination of this resubmission and so for any scheme to be considered favourably and in light of no material change in circumstances, the concerns of the Inspector which formed the basis of the scheme of refusal need to be addressed. These issues and concerns have been set out in previous considerations on applications for the site.
- 5.6 The consensus from previous considerations and the Inspectors decisions was that any extension in the current scope of how it sought to extend the property, should be less than 6 metres deep to address concerns over scale and loss of character. Up to this point the design of the extension had failed to incorporate this principle.
- 5.7 The revised plans have now been amended to clearly indicate a maximum depth of 6 metres, which as set out above, was considered the maximum depth of extension that could be considered to address the findings of the Planning Inspector.
- 5.8 In terms of design, whilst a number of alternative design had been previously suggested, what is proposed is considered to be based on sound design principles and so while the design approach may be a matter of subjectivity, the key issue is that the design proposed is considered to be of an appropriate quality.
- 5.9 The design proposed is considered to achieve the balance of clearly appearing as a new extension and the so historic context will be correctly evident, but through form, scale, materials and detailed design, while there are “contemporary” elements to the design, it also achieves a degree of assimilation with its host. Therefore, it is considered that the relationship between the existing lodge and the new extension should be a positive and comfortable one and so the significance of this curtilage listed lodge, the contribution it makes to the setting of the principal designated asset and the Frenchay Conservation Area would be preserved.
- 5.10 Large scale constructed details for eaves and verges have been submitted in support of the application which are considered to be acceptable. Details for all

new openings and materials would though be required.

- 5.11 As set out above, the amendments that have been made to the proposed scheme are considered to address the previous concerns about scale and loss of character of this historic lodge. Moreover, in contrast to previous proposals, by reason of the scale, design and positioning of what is now proposed the historic scale, form and character of the existing lodge would be preserved and the proposed extension will be seen as a complementary addition as part of the evolution of the building.
- 5.12 The significance of this curtilage listed structure and the positive contribution it makes the setting of Frenchay Park House and the character and appearance of both the Frenchay Conservation Area and the locally registered Frenchay Park and Garden would be therefore be preserved.

6. CONCLUSION

- 6.1 There is a duty placed on the Council under s16 of the Planning (Listed Buildings and Conservation Areas) Act to pay special regard to the preservation of the building or its setting. Furthermore, it has a duty under s72 of the Act to pay special attention to the preservation or enhancement of the character of the surrounding conservation area. It is considered that the Council's statutory duties have been fulfilled.

7. RECOMMENDATION

- 7.1 That Listed Building consent is granted, subject to the conditions recommended.

CONDITIONS

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:
Location Plan, Block Plan and Existing Plans and Elevations (Refs 1716/05P/051, 247/9733/1A, 4 and 5), Arboricultural Assessment and 1716 - 178A (Gable and Eave Details), received by the Council on the 3rd November 2020 and Proposed Plans and Elevations, 174 C, received on the 1st March 2021 and Refs 1716- 170 E, 171 G, 173 F, 175 D and 176 F, received by the Council on the 25th March 2021.

Reason:

To define the terms and extent of the permission.

3. Prior to the commencement of the relevant works, the detailed design of the following items shall be submitted and approved in writing by the local planning authority.

- a. All new windows and fixed glazing (including cill, head, reveal and glass details)
- b. All external new doors (including frames and furniture)
- c. Any new vents and flues

The details shall be submitted via elevation and section drawings at a scale of 1:10, and the development shall be completed strictly in accordance with the agreed details.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with sections 66(1) & 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

4. Prior to the commencement of development a representative sample panel of natural facing stone, of at least one metre square, showing the stone, coursing, mortar and pointing, shall be erected on site and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of development, for consistency.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with sections 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

5. Sample panels of the roofing, demonstrating the colour and texture and are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the roofing is complete. Development shall be carried out in accordance with the agreed sample.

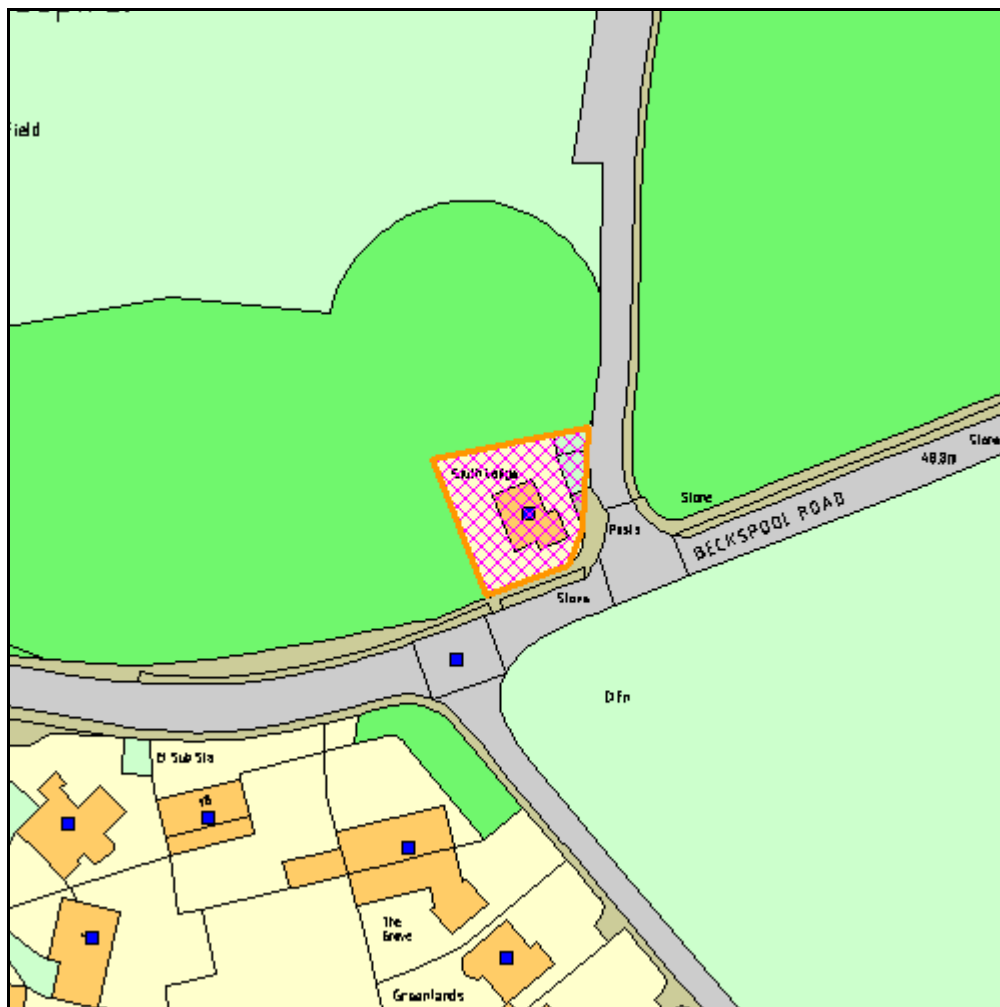
Reason:

To maintain and enhance the character and setting of the listed building, and to accord with sections 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

Case Officer: Simon Ford
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 13/21 -31st March 2021

App No.:	P20/21775/F	Applicant:	Gainwell Ltd
Site:	Clic Cottage Beckspool Road Frenchay South Gloucestershire BS16 1NT	Date Reg:	6th November 2020
Proposal:	Relevant demolition of existing flat roof extension and replacement with single storey side extension to form additional living accommodation (resubmission of P19/18430/F).	Parish:	Winterbourne Parish Council
Map Ref:	363704 177481	Ward:	Frenchay And Downend
Application Category:	Householder	Target Date:	29th December 2020



© South Gloucestershire Council 2007. all rights reserved.

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

100023410, 2008.

N.T.S.

P20/21775/F

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

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application is for the relevant demolition of existing flat roof extension and replacement with single storey side extension to form additional living accommodation the application is essentially a resubmission of planning application reference P19/18430/F.
- 1.2 The application property is 'Clic Cottage', Beckspool Road, Frenchay. Clic Cottage is one of the gate houses to Frenchay Park House and stands at one of the former Frenchay Hospital's entrances. Clic Cottage is a curtilage listed building located within the Frenchay Conservation Area and the setting of the Grade II listed Frenchay Park House. The redevelopment of the former hospital site is subject to redevelopment, however the landscape park has been retained and now forms an important piece of public open space. The park and garden associated with Frenchay Park House (in which the site is situated) is a locally registered.

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
CS8	Access/Transport
CS9	Managing the Environment and Heritage

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

PSP8	Residential Amenity
PSP38	Development within Existing Residential Curtilages
PSP17	Heritage Assets and the Historic Environment

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Residential Parking SPD

3. RELEVANT PLANNING HISTORY

P21/21774/LB – Internal and external alterations to include the demolition of existing flat roof extension. Erection of single storey side extension, erection of 1 no. bay window to the western elevation and creation of 2 no. new windows to the south elevation (resubmission of P19/18431/LB). Being dealt with concurrently with this application.

P19/18430/F – Withdrawn. 16/3/20

Relevant demolition of existing flat roof extension. Erection of single storey side extension to form additional living accommodation.

P19/18431/LB -

Internal and external alterations to include the demolition of existing flat roof extension. Erection of single storey side extension, erection of 1 no. bay window to the western elevation and creation of 2 no. new windows to the south elevation

PRE19/0677 - Advice provided. 23/10/2019

Demolition of part and extension of single storey dwelling, plus general renovation works.

APP/P0119/W/18/3209992 and APP/P0119/Y/18/3209995

Appeal against the refusal of applications PT17/4999/F and PT17/5294/LB. - Appeals dismissed

PT17/4999/F - Refused 23/02/2018

Change of use of land to residential and the erection of a single storey extension to form additional living accommodation. New vehicle access. (Re Submission of PT17/2620/F)

Reasons –

1. By virtue of scale and design, the proposed extension would have a harmful impact on the historic character, scale and form of the curtilage listed lodge to a degree that could cause a substantial loss of significance both to the curtilage structure itself and the wider setting of the Grade II listed Frenchay Park House. The character and appearance of the Frenchay Conservation Area would neither be preserved nor enhanced. The proposed scheme is therefore contrary to sections 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, PSP17, CS1 & CS9 and the Frenchay Conservation Area SPD.
2. The proposed extension of residential curtilage into the open parkland that is a locally registered historic park and designated as protected open space within the Frenchay Conservation Area SPD would be harmful both to the open and natural character of the parkland and the wider setting of the Grade II listed building, but also the wider character and appearance of the Frenchay Conservation Area. The proposed scheme would therefore be contrary to sections 66(1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Frenchay Conservation Area SPD, Policy PSP17 and CS1 and CS9.

PT17/5294/LB

Refused

23/02/2018

Change of use of land to residential, the erection of a single storey extension and general refurbishment to include replacement UPVC windows and doors, reconfiguration of internal layout and external works. New vehicle access.

Reason –

1. By virtue of scale and design, the proposed extension would have a harmful impact on the historic character, scale and form of the curtilage listed lodge to a degree that could cause a substantial loss of significance both to the curtilage structure itself and the wider setting of the Grade II listed Frenchay Park House. The proposed scheme is therefore contrary to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, PSP17 and CS9.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

The comments of the Parish Council are no objection, however, certainty is required regarding the correct boundaries of the property.

Conservation Officer

There was initial concern as the proposals were the same length as the previous application. Revised plans were subsequently received, reducing the length of the extension to a length and scale considered acceptable and in accordance with previous Officer and Inspector consideration and there are no objections to the revised proposals, subject to recommended conditions.

Tree Officer

There are no objections to this application provided that the proposed works are in accordance with the submitted Arboricultural report.

Archaeology Officer

No comments

Ecology Officer

The plans now show an adjustment to the bay window on the western elevation. The gaps that were noted within the bat assessment were within the soffit box at this proposed bay window which would have potential for disturbance to any bats if present. This aspect was not fully covered in the original bat assessment.

Other Representations

4.2 Local Residents

19 letters of support and 3 objections have been received, these are summarised below:

Support:

It will help to tidy the area up at this prominent location

Existing building is in urgent need of renovation

Proposal in in keeping

Proposal is sympathetic to the original building

Proposal is tasteful
 Proposal would result in an improvement

Objection:

- There is too much use of glass in the proposals
- the glass elements are not in keeping and previous designs have been better
- the proposals do not respect the existing architecture of the building

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Although the planning history is unclear as to the use of the building when it formed part of the wider estate of the hospital, it has previously been accepted by the authority that the building has a residential use. Extensions and development to dwellings within residential curtilages are acceptable in principle subject to detailed development control considerations in respect of local amenity, design and transportation; as set out in policy PSP38. The issues for consideration in this respect therefore are whether the proposals have an adverse impact on the amenities of nearby occupiers and whether the design of the proposal is sufficiently in keeping with the site and surroundings.

5.2 In addition to this Clic Cottage is a curtilage listed building located within the Frenchay Conservation Area and the setting of the Grade II listed Frenchay Park House. The park and garden associated with Frenchay Park House (in which the site is situated) is a locally registered.

5.3 Planning permission and listed building consent for extending the property has previously been refused. An appeal has also been made to the Planning Inspectorate and was dismissed.

5.4 The key issues in the determination of this application is whether the revisions to the proposal overcome previous concerns, refusal reasons and reasons for dismissing the appeal.

5.5 Design - Listed Building/ Conservation Considerations

In approaching this latest proposal, it is considered that overall the situation remains one that the planning history is a significant material consideration in the determination of this resubmission and so for any scheme to be considered favourably and in light of no material change in circumstances, the concerns of the Inspector which formed the basis of the scheme of refusal need to be addressed. These issues and concerns have been set out in previous considerations on applications for the site.

5.6 The consensus from previous considerations and the Inspectors decisions was that any extension in the current scope of how it sought to extend the property, should be less than 6 metres deep to address concerns over scale and loss of character. Up to this point the design of the extension had failed to incorporate this principle.

5.7 The revised plans have now been amended to clearly indicate a maximum depth of 6 metres, which as set out above, was considered the maximum depth

- of extension that could be considered to address the findings of the Planning Inspector.
- 5.8 In terms of design, whilst a number of alternative design had been previously suggested, what is proposed is considered to be based on sound design principles and so while the design approach may be a matter of subjectivity, the key issue is that the design proposed is considered to be of an appropriate quality.
- 5.9 The design proposed is considered to achieve the balance of clearly appearing as a new extension and the so historic context will be correctly evident, but through form, scale, materials and detailed design, while there are “contemporary” elements to the design, it also achieves a degree of assimilation with its host. Therefore, it is considered that the relationship between the existing lodge and the new extension should be a positive and comfortable one and so the significance of this curtilage listed lodge, the contribution it makes to the setting of the principal designated asset and the Frenchay Conservation Area would be preserved.
- 5.10 Large scale constructed details for eaves and verges have been submitted in support of the application which are considered to be acceptable. Details for all new openings and materials would though be required.
- 5.11 As set out above, the amendments that have been made to the proposed scheme are considered to address the previous concerns about scale and loss of character of this historic lodge. Moreover, in contrast to previous proposals, by reason of the scale, design and positioning of what is now proposed the historic scale, form and character of the existing lodge would be preserved and the proposed extension will be seen as a complementary addition as part of the evolution of the building.
- 5.12 The significance of this curtilage listed structure and the positive contribution it makes the setting of Frenchay Park House and the character and appearance of both the Frenchay Conservation Area and the locally registered Frenchay Park and Garden would be therefore be preserved.
- 5.13 Residential Amenity
The length, size, location and orientation of the proposals and the relationship with other properties in the area, are not considered to give rise to any additional significant or material amenity impacts on adjacent properties in this instance. The comments above, regarding ownership/boundary issues are noted. The applicants have provided a red-line boundary plan of the site and the relevant ownership certificates have been signed.
- 5.14 Transportation.
There would be sufficient off-street parking availability within the site to meet the Council’s requirements.
- 5.15 Ecology

A bat survey has been submitted with the application. The comments of the ecology officer, above, are noted. The findings do make reference to the soffits. The bay window referred to has now been removed from the scheme, and in this respect there would be no additional potential impact from it. The bat assessment satisfactorily covers the other elements of the proposals. A bat box is also proposed on the property. Over and above this an informative relating to any further requirements and responsibilities, in the event that bats were found during construction is recommended.

5.16 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 There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when planning permission for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Under Section 72 of the same Act, it is the Council's duty to pay special attention to the preservation or enhancement of the character of the surrounding conservation area. It is considered that full consideration has been given to these duties and the proposal is considered acceptable in this regard.
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission is granted, subject to the conditions recommended.

CONDITIONS

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

Reason

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

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

Location Plan, Block Plan and Existing Plans and Elevations (Refs 1716/05P/051, 247/9733/1A, 4 and 5), Arboricultural Assessment and 1716 - 178A (Gable and Eave Details), received by the Council on the 3rd November 2020, Proposed Plans and Elevations, 174 C, received on the 1st March 2021 and Refs 1716- 170 E, 171 G, 173 F, 175 D and 176 F, received by the Council on the 25th March 2021.

Reason:

To define the terms and extent of the permission.

3. Prior to the commencement of the relevant works, the detailed design of the following items shall be submitted and approved in writing by the local planning authority.
 - a. All new windows and fixed glazing (including cill, head, reveal and glass details)
 - b. All external new doors (including frames and furniture)
 - c. Any new vents and flues

The details shall be submitted via elevation and section drawings at a scale of 1:10, and the development shall be completed strictly in accordance with the agreed details.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with sections 66(1) & 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

Reason:

This is a pre-commencement condition to ensure the relevant details are incorporated into the scheme at an early stage.

4. Prior to the commencement of development a representative sample panel of natural facing stone, of at least one metre square, showing the stone, coursing, mortar and pointing, shall be erected on site and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of development, for consistency.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with sections 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

Reason:

This is a pre-commencement condition to ensure the relevant details are incorporated into the scheme at an early stage.

5. Sample panels of the roofing, demonstrating the colour and texture and are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

To maintain and enhance the character and setting of the listed building, and to accord with sections 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

Reason:

This is a pre-commencement condition to ensure the relevant details are incorporated into the scheme at an early stage.

6. The development hereby approved shall be carried out in accordance with the submitted Arboricultural report.

Reason:

In the interests of the protection of the trees and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

7. Prior to the commencement of the development hereby permitted, an arboricultural watching brief for the installation of the no-dig construction and a detailed arboricultural method statement in accordance with BS:5837:2012, shall be submitted to the Council for written approval, and thereafter implemented as approved.

Reason:

In the interests of the protection of the trees and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

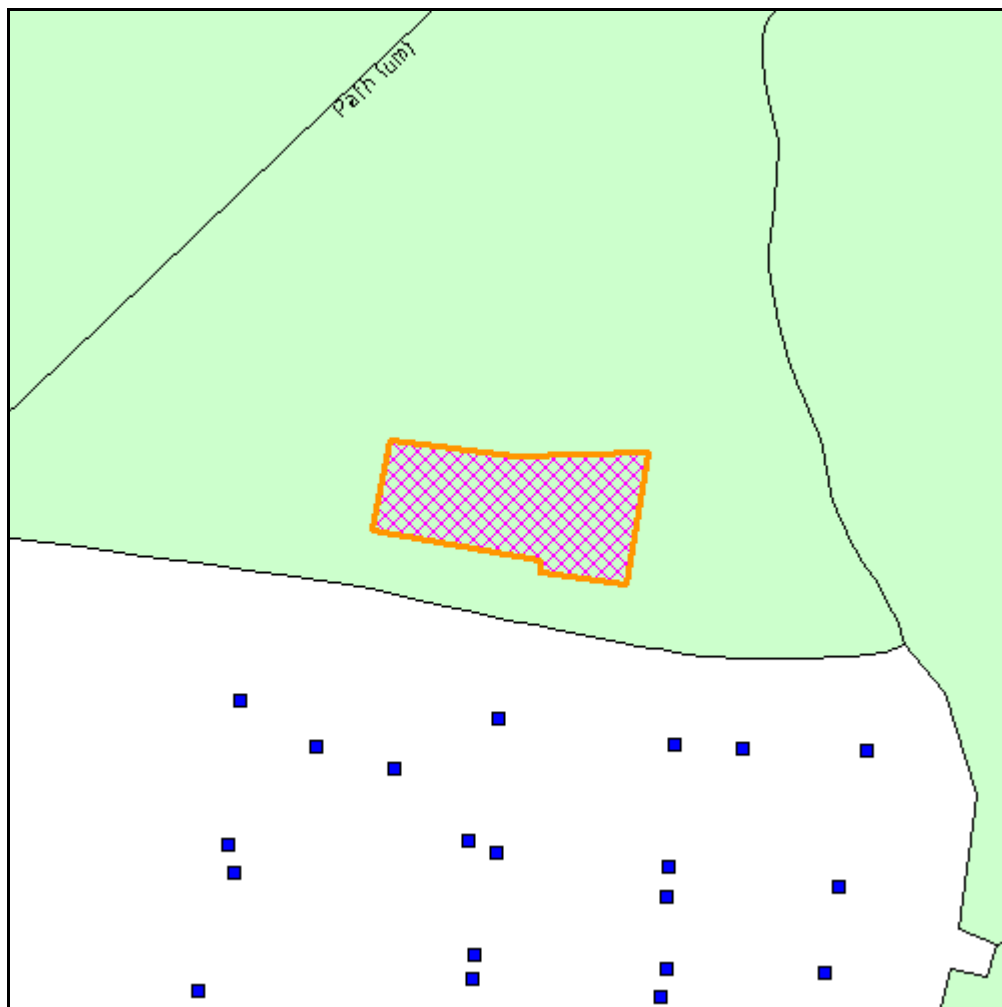
Reason:

This is a pre-commencement condition to ensure the relevant details are incorporated into the scheme at an early stage.

Case Officer: Simon Ford
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 13/21 -31st March 2021

App No.:	P20/22276/F	Applicant:	Mr Robert Faulkner Bellway Homes South West
Site:	Clayhill Drive West Of Bellway Site North Yate New Neighbourhood	Date Reg:	2nd February 2021
Proposal:	Erection of temporary building to form sales office for Bellway area of Ladden Garden Village.	Parish:	Yate Town Council
Map Ref:	371560 183998	Ward:	Yate North
Application Category:	Minor	Target Date:	23rd March 2021



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

P20/22276/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 THE CIRCULATED SCHEDULE

Representation from the Town Council has been received of which is contrary to the findings of this report.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the erection of a temporary building to form a sales office to serve the Bellway part of the Ladden Garden Village development.
- 1.2 The application site forms part of the Bellway area of the North Yate New Neighbourhood (ref. Policy CS31), currently being built out. The sales office is to be sited adjacent to the show homes, to the North of the Autumn Brook Estate (Clayhill Drive).
- 1.3 During the course of the application, revised plans have been received. This was because the plans submitted initially were the incorrect plans. A 14 day re-consultation was carried out due to the change in size of the building and some alteration to the layout.

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
CS31	North Yate New Neighbourhood

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

3. **RELEVANT PLANNING HISTORY**

By reason of the site being part of a strategic major site within the district, there is a high volume of planning history applicable to the site. Only selected records considered relevant are listed below:

- 3.1 PK12/1913/O (approved 16/07/2015):
Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), extra care housing (Use Class C2), 4.63 hectares of employment land (Use Class B1,B2) provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Outline application including access with all other matters reserved.
- 3.2 P19/11377/RM (approved 11/02/2020):
Erection of 247 no. dwellings, creation of play areas and 3 no. sports pitches with associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC)
- 3.3 P19/6296/RVC (approved 13/09/2019):
Variation of condition 19 attached to outline planning permission PK12/1913/O (as amended under applications PK15/5230/RVC, PK16/2449/RVC, PK17/0039/NMA and PK17/4826/RVC) to amend the wording of the condition (19) to "There shall be no commencement of Phase 5 of the development as shown on the Phasing Plan submitted pursuant to condition 4, until such time as the internal link road linking Randolph Avenue, Leechpool Way and the access from the Peg Hill development (as approved by planning permission PK12/0429/O) has been implemented and is operational. Construction use and residential use are deemed operational."
- 3.4 P20/15724/RVC (approved 02/10/2020):
Variation of condition 19 attached to planning permission P19/11377/RM (Erection of 247 no. dwellings, creation of play areas and 3 no. sports pitches with associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC)) to require compliance with the South Gloucestershire Council Wheelchair Specification rather than Building Regulations M4(3) standard.

4. **CONSULTATION RESPONSES**

4.1 Yate Town Council

Objection – access to the sales office will be made via the Autumn Brook Estate, Clayhill Drive.

Object unless there is a condition requiring substantial signage prohibiting construction site traffic from entering or existing the site from this entrance and seek assurance that Bellway will enforce any breach of regulations.

4.2 DC Transport
No objection

4.3 Highway Structures
No comment

4.4 Drainage (LLFA)
No Objection, providing the proposal is constructed in accordance with P19/11377/RM Main Drainage Drwg. No. 0681-E-03 / Rev. C / Dated 29-01-20.

4.5 Local Residents
1no. objection comment has been received: *we are advised that sales office and show homes were accessible from Ladden Garden Village and not Autumn Brook. Plan suggests that sales office is located on Clayhill Drive just in to the site and will be accessed from Autumn Brook. Please advise why this has changed?*

5. ANALYSIS OF PROPOSAL

1.1 The proposal seeks to erect a temporary sales building with associated car parking.

Principle of Development

1.2 The principle use of the application site has been established as residential, as part of the North Yate New Neighbourhood (ref. CS31 of the Core Strategy). The proposal relates to the South Eastern corner of the wider development where the site joins the now built out Clayhill Drive (Part of the Autumn Brook Estate) to the South and concerns a section of 3no. units which are labelled BO 4B(h); TU 3B; PH 4B and; BO 45 with associated garage(s) G1 and G2 (per the approved planning layout). This section would form the sales area and would contain the show homes, with the ground area of unit BO 4B(h) forming part of the sales area carpark whilst the temporary sales area use is present. The proposed temporary building would have fallen in to the B1(a) use class, but by reason of the change to the use classes order in September 2020, would now fall within E(g)(i) use class.

1.3 The proposed building would be temporary and would facilitate the sale of the units on the development, with the use of the building ceasing after the sales period, and the plot reverting to that approved by the extant permission covering the wider site. Accordingly, the proposed development can be considered to be ancillary to the wider development.

1.4 In certain instances, it is necessary to condition the removal of temporary buildings. However, given that the building in question would be on the site of one of the housing plots to be developed, it would be highly unlikely that it would be retained any longer than is necessary. Furthermore, the appearance

- of the building and small parking area on the footprint of this unit are such that officers do not consider them being temporary as being a reason for them being acceptable overall. As such, it is not considered to meet the test of necessary in this case to condition a time limit for the sales building's removal. This also has regard to the fact the time it takes to sell the units may be subject to change.
- 1.5 As an office use, the proposal could be considered to be within the remit of CS13, which covers non safeguarded economic development sites. CS13 seeks to protect these sites and prevent changes of use away from economic development uses unless all reasonable attempts to secure economic development re-use have failed. The proposal would result in the provision of an economic development use, however this would be temporary and in connection with the sale of the units on the development. As such, the proposal is not considered to present any conflict with CS13.
- 1.6 Design and Visual Amenity
The proposed sales building would occupy the plot for G1 and G2 (garages) of the approved layout and would take a simple single storey form with dual pitched roof, of which the gables would face front and back. The ridge would be c.5.6 metres, height to the eaves c.2.8 metres, depth c.6.5 metres and length C.6.9 metres. The front of the building facing the parking area would be heavily glazed (including glazed gable). Elevations would be brick faced, roof would be tiles (slate grey coloured) and the front would be clad with hardieplank weatherboard cladding. To the front of the sales area would be a parking area (accommodating 5no. parking spaces) with associated soft landscaping features.
- 1.7 The overall appearance of the sales building is not considered to pose any fundamental design concerns, with the appearance of the building being commensurate with its proposed use. Accordingly, officers find no conflict with CS1 and consider the proposal to be acceptable in terms of design.
- 1.8 Residential Amenity
PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 1.9 By reason of the scale of the building, officers do not consider there to be any material residential amenity concerns. The proposed office use would be one that is compatible with a residential setting and so would not in officers view give rise to concerns of noise or disturbance. Furthermore, given that the adjacent dwellings are indicated to be show homes for the sales phase, it is not probable that these would be occupied whilst the sales period is underway and the temporary building is in use.
- 1.10 Transportation
The proposal would not alter the approved parking layouts as part of the wider residential development nor would it affect the parking approved for the plots

once the sales period ends. Given the lack of objection from the highways officers, officers conclude that there are no material transportation issues, should permission be granted.

- 1.11 Officers note comments from the Town Council and a resident regarding access. The approval of this permission would not affect the construction environmental management plan (CEMP) applicable to the wider site, which stipulates where the site access points are, among other matters. As the proposal in this case is within the North Yate New Neighbourhood, it would be both reasonable and necessary to apply a suitably worded condition to any permission to ensure that development is carried out in accordance with this CEMP. This would be to ensure highway safety and to protect the amenity of neighbouring occupiers.

Impact on Equalities

- 1.12 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.
- 1.13 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**

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 construction activities in respect to this development shall be carried out in accordance with the North Yate New Neighbourhood construction environmental management plan (CEMP) (revision D, approved 6th June 2019), or any later revision of the CEMP approved by the Local Planning Authority.

Reason

In the interests of highway safety, preventing the need for future remedial works and in defence of the residential amenity of neighbouring occupiers in accordance with PSP11 and PSP8 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

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

0681-101-2 - Site location plan
Received 27/01/2021

1001/101 - Proposed floor plan
1001/102 - Proposed front and side elevation
1001/103 - Proposed rear elevation
19141.401 H - Proposed site plan
Received 01/03/2021

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. 13/21 -31st March 2021

App No.:	P21/00420/F	Applicant:	Andrews Capital Ltd
Site:	25 Northville Road Filton South Gloucestershire BS7 0RQ	Date Reg:	1st February 2021
Proposal:	Change of use from dwelling (C3) to a house in multiple occupation (HMO) for up to 7 person (Sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Filton Town Council
Map Ref:	360038 178212	Ward:	Filton
Application Category:	Minor	Target Date:	24th March 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.

P21/00420/F

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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following 2no councillor and 45no public comments, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the conversion of the existing dwelling (C3) to form a 7 person HMO (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The application relates to 25 Northville Road, Filton, a 2no. storey semi-detached dwelling located within an established urban area. No restrictive designations apply.
- 1.3 To facilitate the conversion, the applicant has commenced the construction of a hip to gable alteration, rear dormer and infill of the garage door by virtue of permitted development rights.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance
- 2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS25 Communities of the North Fringe of Bristol Urban Area
- 2.3 South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017
PSP1 Local Distinctiveness
PSP8 Residential Development
PSP11 Transport
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP39 Residential Conversions, Subdivision, and HMOs
PSP43 Private Amenity Standards

- 2.4 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (Adopted) 2007
 Residential Parking Standards SPD (Adopted) 2013
 Waste Collection: Guidance for new developments SPD (Adopted) 2015

3. **RELEVANT PLANNING HISTORY**

- 3.1 No relevant planning history.

4. **CONSULTATION RESPONSES**

- 4.1 Filton Parish Council – No response received
- 4.2 Transportation DC – No objection, comments incorporated below.
- 4.3 Councillor representations

Cllr Adam Monk, Objection:

“There isn’t enough parking and not in keeping with the neighbourhood and the concentration of HMO’s on this street is far too high.”

Cllr Chris Wood, Objection:

“This application provides just 2 car parking spaces for a 7 bedroom HMO, on an already congested road, without a bus link, where vehicles often park dangerously on the pavement due to a lack of on-street parking. Over 40% of South Gloucestershire’s HMOs are located in Filton and the impact on parking problems has increased dramatically as a result, as such the application is a clear breach of South Gloucestershire Council’s Residential Parking Standards Supplementary Planning Document Adopted December 2013. This document requires, under Annex A, that even a 5 bedroom HMO must have a minimum of 3 car parking spaces. The document makes clear that HMO “developments can, if inappropriately located and/or by becoming concentrated in a locality, increase local on-street parking problems and states that HMO applications will be permitted only if they “would identify an acceptable off-street parking”.

“This application is inappropriately located, will further increase the already burdensome on-street parking problems, traffic congestion and endanger road users, including cyclists and pedestrians. There is no doubt that there are clear planning guidelines laid out by this council which prohibit the granting of this planning application.”

4.4 Local residents

45no. objection comments have been received, summarised as:

- Filton has many HMOs;
- Residents survey showed 24 (16%) of properties on the road are already HMOs;

- Loss of community;
- Increased congestion;
- Not enough parking;
- Fails to comply with PSP43 due to lack of communal space;
- Parking survey taken reflective due to of Covid-19 and people parking in the area for work;
- Parking survey does not cover 200m radius from the property, and is therefore contrary to SGC policy;
- Parking survey 4 months out of date;
- Existing parking is not sufficient;
- Parking survey is bias taken by the applicant themselves;
- Security risk;
- Unwanted access and crime in rear lane;
- Loss of personal safety;
- Northville Road residents do not have rear access to back lane;
- Increased pollution and litter;
- Not enough family homes to meet demand;
- Many HMOs on the street not registered;
- No individual responsible for the residence;
- Landlords tend to be absent;
- High levels of disturbance;
- Students would not pay council tax, footing the bill to local families;
- Hip to gable and dormer would overlook gardens, cause a loss of privacy, and look out of character;
- Would create a precedent from more HMOs;
- Harm to biodiversity if rear access is provided;
- Emergency vehicles would struggle with access;
- Bricking up of the garage would impact the existing character; and
- Applicant has failed to provide figures on unlicensed HMOs, as such a valid argument cannot be made.

5. ANALYSIS OF PROPOSAL

Principle of development

- 5.1 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. Furthermore, 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. Policy PSP39 of the PSP Plan is supportive of Houses in Multiple Occupation provided they would not harm the character of the area; not prejudice the amenity of neighbours; provide adequate amenity space, refuse storage and parking. The proposal accords with the principle of development subject to the consideration below.

Impact on the character of the area

- 5.2 The host dwelling is of a 'typical' semi-detached 1930s property, with a front bay window and a rear garage addition. As mentioned above, the applicant is

constructing the hip to gable alteration, rear dormer extension, and infill of the garage door by virtue of afforded permitted development rights. As such, no objections can be raised to these elements.

- 5.4 Concerns have been raised in terms of a loss of a family home and the impact of an HMO on the area. Although there are HMOs present, the surrounding area is made of mostly semi-detached and detached dwellings under C3 use. Policy CS17 seeks housing diversity and states that the sub-division of existing dwellings to form flats or HMOs can make a valuable contribution suitable for smaller households and single people. These are generally welcome where it is in compliance with policy PSP16 (discussed later in the report).

Residential amenity

- 5.5 Policy PSP43 sets out minimum standards for private amenity space, however there is no set standards for HMOs. Using this policy as a reference, a 1no. bed flat should have access to a minimum of 5m² amenity space. Using this standard, 7 x 1no. bed flats would require 35m² amenity space. The rear garden is in excess of this requirement, and as such it is considered that sufficient private amenity space would be provided for future occupants.
- 5.6 Concerns have been raised regarding potential noise from future occupants of the HMO. The proposal would continue to be under residential use and it would be unreasonable to assume that any future occupants, whether they are students or otherwise, would create excessive noise over and above what is expected from a residential property. Should residents encounter any unreasonable noise issues they are encouraged to report these to the Council's Environmental Protection Team. Accordingly, the proposal is considered to be in compliance with the requirements of PSP8 and PSP38.

Highways

- 5.7 Concerns have been raised in regards to parking provision. The Council's parking standards for a 7no. bed HMO is one space per 2 bedrooms, i.e. 3.5no. spaces. This requirement is rounded down, so the requirement is 3no. spaces.
- 5.8 Currently on site, there is a sub-standard garage and driveway which falls below the minimum size requirement to be included within the existing provision. As such, the site does not provide the provision of any off-street parking.
- 5.9 The Applicant has referred to a parking survey submitted in support of an earlier planning application to convert 64 Northville Road to an 8 bed HMO. As per the councils transport officers comments, the parking spaces identified on Eden Grove and Filton Road are too far away to be considered suitable for parking associated with 25 Northville Road. There are however sufficient spaces identified on Northville Road on all three days and Park Road on a Saturday morning which are within 200m of the site that would accommodate the on-street parking demand generated by the proposal. The increase to vehicle numbers when compared to the existing would be negligible and would not result in a detrimental impact to highway safety.

- 5.10 With regard to the provision of cycle parking, 8no. covered and secure spaces would be provided by a bike store within the rear garden. Whilst future occupants would have to wheel bikes through a section to the property which is not ideal, the configuration of the linking section has been improved to allow a straight passage of access and egress. On balance this is seen as acceptable.
- 5.11 The recycling and bin storage would be located to the side of the property which is considered to be an appropriate location for such a facility.

Other matters

- 5.12 The business reasons for an application are not material planning consideration in this case.
- 5.13 There is no reason to assume that any hostile response would occur from reporting noise or anti-social behaviour, and any such response would be a police matter. With regard to access via the rear alley, this forms a civil matter rather than a planning matter.

Equalities

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** 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 the application be **GRANTED**.

CONDITIONS

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

Reason

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

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

RECEIVED BY THE COUNCIL ON 27 JANUARY 2021: SITE LOCATION PLAN, EXISTING FLOOR PLANS, EXISTING ELEVATIONS (REV A).

RECEIVED BY THE COUNCIL ON 17 MARCH 2021: PROPOSED BLOCK PLAN (REV C).

RECEIVED BY THE COUNCIL ON 24 MARCH 2021: PROPOSED ELEVATIONS (REV F).

RECEIVED BY THE COUNCIL ON 24 MARCH 2021: PROPOSED FLOOR PLANS (REV E).

Reason

To define the terms and extent of the permission.

3. Prior to the first occupation of the HMO hereby approved, the refuse and recycling stores shall be provided in accordance with the submitted details. Once provided, the bin storage facilities shall be thereafter retained for that purpose.

Reason

To ensure that sufficient storage areas are provided for the storage of bins, in the interests of both the visual and general amenity of the locality, to accord with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP39 of the adopted South Gloucestershire Policies Sites and Places Plan.

4. Prior to the first occupation of the HMO hereby approved, the proposed cycle parking provision must be made available for the future occupants and shall be thereafter retained for that purpose.

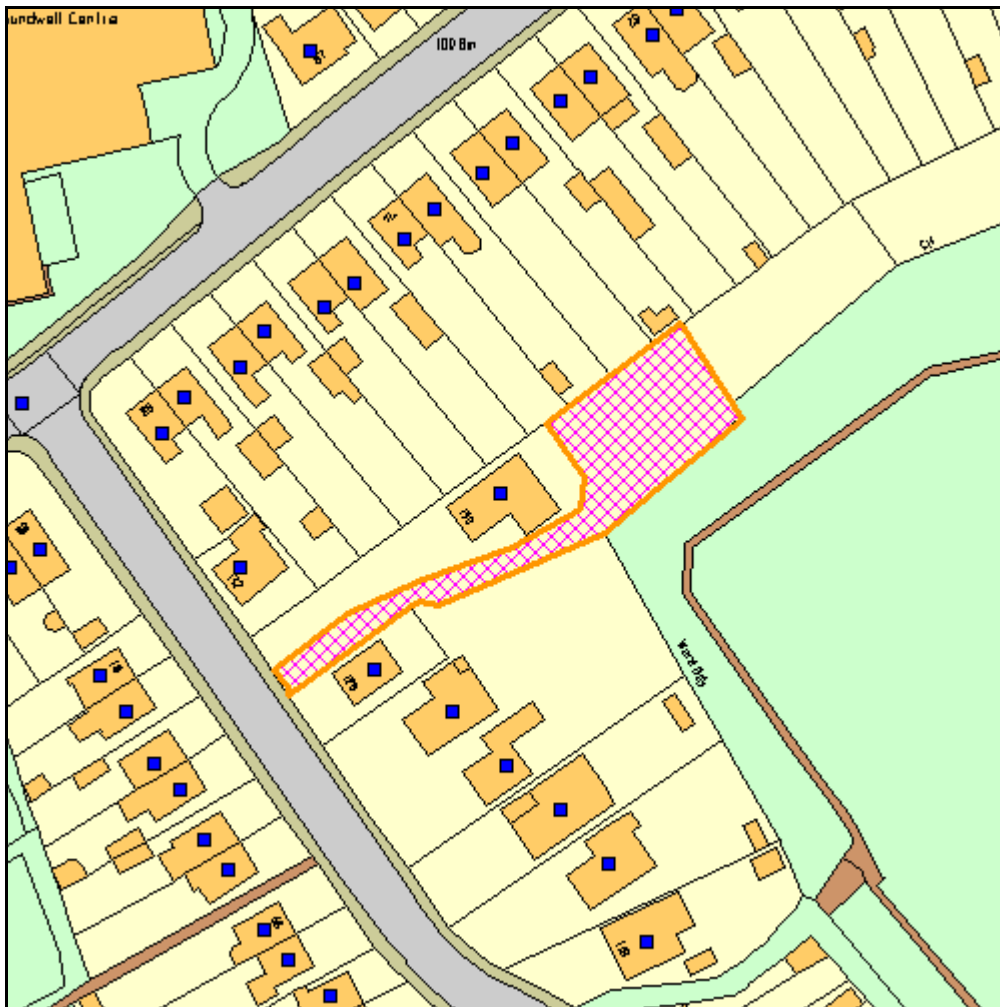
Reason

To ensure the satisfactory provision of cycle parking facilities and to promote sustainable forms of transport, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

Case Officer: Thomas Smith
Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 13/21 - 31st March 2021

App No.:	P21/00541/F	Applicant:	Mr ProsserGrandie Developments
Site:	130 Spring Hill Kingswood South Gloucestershire BS15 1XW	Date Reg:	8th February 2021
Proposal:	Erection of 1no dwelling with access road, parking and car ports for both existing and proposed dwellings (amendment to approved scheme P20/03393/F).	Parish:	
Map Ref:	365142 174813	Ward:	New Cheltenham
Application Category:	Minor	Target Date:	29th March 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. P21/00541/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

The application appears on the circulated schedule because 3no. representations have been received from local residents, contrary to the recommendation of this report.

1. THE PROPOSAL

- 1.1 The proposal seeks full planning permission for the erection of 1no. dwelling with access road, parking and car ports for both existing and proposed dwellings. This application is in-fact an amendment to approved scheme P20/03393/F and seeks to add 1no. bedroom in the roof space.
- 1.2 The application site is the back garden of 130 Spring Hill, Kingswood, a detached bungalow in a good size plot which is accessed from Spring Hill. The site of the proposed dwelling sits behind no.130 and to the rear of the properties that front Sweets Road due North. The site is within the East Fringe of Bristol Urban Area and is within the coal referral area.

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
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS29	Communities of the East Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management

PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 P20/03393/F (approved 14/04/2020):
Erection of 1no detached bungalow, double car port building and associated works.
- 3.2 P19/5250/F (withdrawn 04/06/2019):
Erection of 2 No. semi-detached dwellings with access, parking and associated works (resubmission of PK18/6444/F).
- 3.3 PK18/6444/F (withdrawn 01/03/2019):
Erection of 2 no. semi-detached dwellings with access associated works.
- 3.4 PK17/1038/F (approved 15/05/2017):
Erection of a side extension to existing bungalow and erection of a detached double garage. Erection of 1no detached bungalow with detached garage. (re-submission of PK16/5168/F).
- 3.5 PK16/5168/F (refused 06/02/2017):
Erection of 3no. dormer bungalows and one garage block with access and associated works.
- 3.6 K5698 (refused (outline) 14/03/1988):
Outline application for erection of bungalow, two garages and alteration of existing vehicular access

4. CONSULTATION RESPONSES

- 4.1 Parish Council
The area is unparished
- 4.2 DC Transport
No objection; conditions should be carried over from previous consent.
- 4.3 Highway Structures
No comment
- 4.4 The Coal Authority
No objection
- 4.5 Drainage (LLFA)
No objection

4.6 Local Residents

3no. representation have been received in objection to the proposal. These are summarised below:

- Concerned about access
- Insufficient parking
- Land has been taken from Lee's Hill playing field
- Flooding concerns
- Similar application submitted in 1988 rejected – why is this not listed?
- Issues in previous application PK16/5168/F remain
- Previous issues remain; issues on previous decision notice cited
- Fire safety and emergency vehicle access concerns; past event cited
- Application misleading as it is a two storey property not a bungalow
- Impact on trees and hedges
- Impact on wildlife
- Inaccuracies in design and access statement
- Overdevelopment
- Poor design
- Does not respect the pattern of development
- No other property has a bungalow in the garden
- Insufficient amenity space
- Not in keeping
- Overbearing impacts
- Noise and disturbance created
- Loss of light
- Loss of privacy
- Impact on human rights
- Amenity of existing bungalow would be compromised

Officers note that the objection comments submitted appear broadly the same as those submitted against the extant permission P20/03393/F and do not appear to relate in any specificity to the amendment.

5. ANALYSIS OF PROPOSAL

- 1.1 Full planning permission is sought for the erection of 1no. dwelling with access road, parking and car-ports for both existing and proposed dwellings. The application is an amendment to P20/03393/F, which has been consented.

Principle of Development

- 1.2 Policy CS5 of the Core Strategy outlines the locations at which development is considered appropriate. CS5 submits that most new development in South Gloucestershire will take place within the communities of the North and East fringes of the Bristol urban area, and within defined settlement boundaries per the policies map. The application site is situated within the area defined as the east fringe of the Bristol urban area. As such, based solely on the location of the site, the principle of the development is acceptable.
- 1.3 PSP38 is also a relevant policy, and permits development within existing residential curtilages (including new dwelling) where they are acceptable in

terms of design, residential amenity, parking and the provision of satisfactory private amenity space. It is also acknowledged that the provision of a new dwelling towards housing supply would have a modest socio-economic benefit. However, the impacts of the development proposal must be further assessed against relevant policy in order to identify any potential harm. For this type of development at this location, the further areas of assessment are impacts on visual amenity; impacts on residential amenity; and impacts on the surrounding transport network.

1.4 As this is a re-submission of an extant permission, it follows that the principle of a new dwelling on this site has been established. Furthermore, as the application seeks to amend the extant permission, this report will focus mainly on the proposed change. This is because the dwelling otherwise has been found to be acceptable and so it is not considered necessary to re-visit the broader merits of the scheme that have already been considered. The change is essentially to add accommodation in the first floor. Externally, the only change is the omission of the approved front rooflight, and the insertion of 3no. rooflights to the rear roof slope.

1.5 Design and Visual Amenity

Policy 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.

1.6 Officers note concerns from residents raising concerns with regards to the design, and issues such as perceived overdevelopment. As noted above, the design of the proposed dwelling has already been established as being acceptable through the extant permission. The change proposed in this application is to omit the front rooflight and insert 3no. rooflights in the rear elevation roof slope. This would facilitate the creation of a bedroom in the roof space. Given the minor nature of the external change, officers do not consider there to be any conflict with adopted policies PSP38 or CS1, and consider the change to be acceptable in terms of design.

1.7 Residential Amenity

PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.

1.8 The proposed dwelling has been considered acceptable on the grounds of residential amenity under the extant permission. In terms of changes, the key issue to consider is the provision of additional rooflights on the rear roof slope. These rooflights are by no means small, measuring c.1 metre in height. Whilst roof lights generally do not present overlooking concerns, in this case given the roof height and the size of the rooflights, it is possible that they could provide a degree of overlooking. However, given the angular relationship with the

- properties to the North along Sweets Road and the separation distances available, officers are satisfied that there would not be any unacceptable degree of overlooking created, should permission be granted.
- 1.9 The proposal would have no material impact on the level of private amenity space, which is noted to be in excess of the PSP43 70sqm guide for a 4+ bed property.
- 1.10 On the basis of the above consideration and having regard to the extant permission, officers do not consider there to be any unacceptable impacts on the amenity of neighbouring occupiers that would arise as a result of the amendment. On the extant permission, a condition was applied to limit the working hours. Given the proximity to residential properties, it would be prudent to ensure this condition is applied in this instance, should permission be granted.
- 1.11 Transport
The access and parking arrangements do not differ from the extant permission. Having reviewed the application, the highways team submits that there is no objection to it as it remains broadly the same in highways and transportation terms. Nevertheless, the conditions applied to the previous permission relating to access and parking as recommended by the highways team on P20/03393/F should be carried over, should permission be granted.
- 1.12 Drainage
As with the extant permission, a SuDS (sustainable drainage system) condition should be applied, should permission be granted. This would be in the interest of flood prevention, pollution control and environmental protection.
- 1.13 Coal Mining Legacy
The site is within the defined development high risk area; therefore, within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The application, as with the application for the extant permission, is submitted with a Coal Mining Risk Assessment (December 2016) and a Rotary Borehole Site Investigation Report (February 2020), both duly provided by Geoinvestigate Ltd.
- 1.14 It is noted that the Coal Authority were consulted on the previously approved scheme P20/03393/F, which was also accompanied by the above Reports. The Coal Authority raised no objections (letter dated 17 March 2020) to the proposal as Geoinvestigate Ltd were able to confirm that the site is not at risk from former coal mining activity and development at this site will be safe and stable (NPPF paras. 178 and 179).

Impact on Equalities

- 1.15 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must

have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

Other Matters

- 1.17 A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.
- 1.18 Similar concerns are raised to the extant permission in relation to alleged 'stolen land' from Lee's Hill Playing Fields. Having consulted the previous application file for information provided by HM Land Registry and lease details for the playing fields, it can be confirmed that insofar as the Council is concerned, no land within the application site has been taken from Lee's Hill Playing Fields. Furthermore, as in any case a grant of planning permission does not permit a developer to use land that is not within their ownership, without seeking permission from the landowner first.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 It is recommended that permission is **GRANTED**

CONDITIONS

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

Reason

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

2. The off street parking (for all vehicles, including cycles) and turning area shown on the plan hereby approved (03, block plan, received 01/02/2021) shall be provided prior to the first occupation of the property, and thereafter retained for that purpose.

Reason

In the interest of highway safety, to ensure that satisfactory off-street parking is provided and to accord with policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017 and; CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

3. 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 in writing by the Local Planning Authority. All such details as approved shall be implemented.

For the avoidance of doubt, the following details would be expected when discharging the above condition:

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

Reason

To comply with South Gloucestershire Local Plan: Policies, Sites and Places 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.

4. The hours of working on site during the period of construction shall be restricted to 7:30 to 18:00 Monday to Friday and 8:00 to 13:00 on Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenities of neighbours and to accord with PSP8 of the South Gloucestershire Local Plan: Policies Sites and Places plan (Adopted) November 2017.

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

03 - Block plan

01 - Site location plan and existing site plan

04 - Proposed first floor plans

04 - Proposed ground floor plans

05 - Proposed elevations

Received 01/02/2021

Reason

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

Case Officer: Alex Hemming

Authorising Officer: Helen Ainsley