

# 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: 13/22**

**Date to Members: 01/04/2022**

**Member's Deadline: 07/04/2022 (5.00pm)**

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

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

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

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

## NOTES FOR COUNCILLORS

### – formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

### **Additional guidance for Members**

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

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

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

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

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

**A template for referral is set out below:**

## **Referral from Circulated Schedule to Development Management Committee**

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

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

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

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

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

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

**Date:**

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

Dates and officer deadlines for Circulated Schedule Easter Bank Holidays 2022

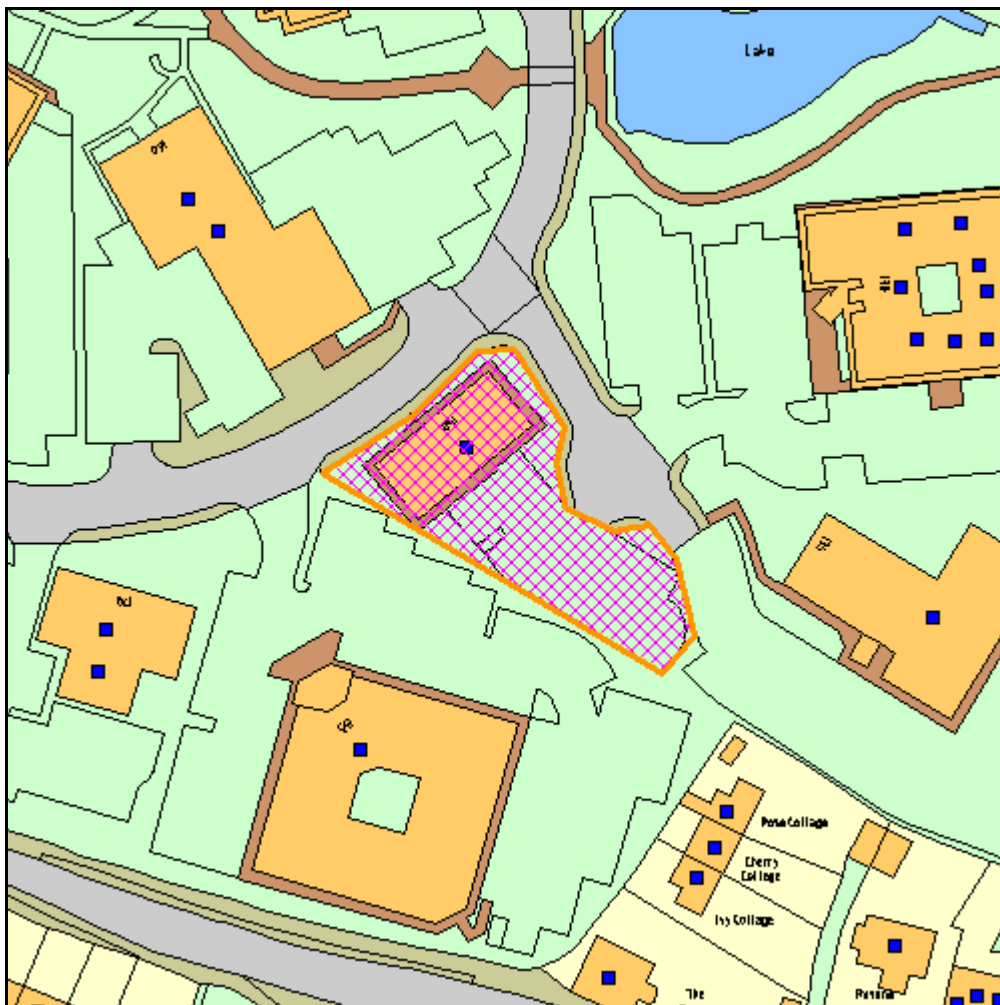
<b>Schedule Number</b>	<b>Officers Deadline reports to support</b>	<b>Date to Members</b>	<b>Members deadline</b>	<b>Decisions issued from</b>
13/22	5pm Wednesday 30 <sup>th</sup> March	9am Friday 1 <sup>st</sup> April	5pm Thursday 7 <sup>th</sup> April	Friday 8 <sup>th</sup> April
14/22	5pm Tuesday 5 <sup>th</sup> April	9am Thursday 7 <sup>th</sup> April	5pm Wednesday 13 <sup>th</sup> April	Thursday 14 <sup>th</sup> April
15/22	12noon Tuesday 12 <sup>th</sup> April	9am Wednesday 13 <sup>th</sup> April	5pm Thursday 21 <sup>st</sup> April	Friday 22 <sup>nd</sup> April

# CIRCULATED SCHEDULE - 01 April 2022

<b>ITEM NO.</b>	<b>APPLICATION NO.</b>	<b>RECOMMENDATION</b>	<b>LOCATION</b>	<b>WARD</b>	<b>PARISH</b>
1	<b>P21/06839/F</b>	Approved Subject to Section 106	150 Park Avenue Aztec West Almondsbury South Gloucestershire BS32 4UB	Patchway Coniston	Patchway Town Council
2	<b>P21/08145/F</b>	Approve with Conditions	Land At 109 Memorial Road Hanham South Gloucestershire BS15 3LA	Hanham	Hanham Abbots Parish Council
3	<b>P22/00493/F</b>	Approve with Conditions	68 Naishcombe Hill Wick South Gloucestershire BS30 5QS	Boyd Valley	Wick And Abson Parish Council
4	<b>P22/00528/F</b>	Approve with Conditions	30 Sherbourne Avenue Bradley Stoke South Gloucestershire BS32 8BB	Bradley Stoke South	Bradley Stoke Town Council
5	<b>P22/00649/HH</b>	Approve with Conditions	20 Charborough Road Filton South Gloucestershire BS34 7QZ	Filton	Filton Town Council
6	<b>P22/00890/HH</b>	Approve with Conditions	31 Branksome Drive Filton South Gloucestershire BS34 7EG	Filton	Filton Town Council

## CIRCULATED SCHEDULE NO. 13/22 - 1st April 2022

<b>App No.:</b>	P21/06839/F	<b>Applicant:</b>	EP Surgical Ltd
<b>Site:</b>	150 Park Avenue Aztec West Almondsbury South Gloucestershire BS32 4UB	<b>Date Reg:</b>	25th October 2021
<b>Proposal:</b>	Erection of single storey rear extension with ancillary works to facilitate change of use of office (Class E) to private hospital (Class C2) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	<b>Parish:</b>	Patchway Town Council
<b>Map Ref:</b>	360694 182606	<b>Ward:</b>	Patchway Coniston
<b>Application Category:</b>	Minor	<b>Target Date:</b>	20th December 2021



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 100023410, 2008. **N.T.S.** **P21/06839/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 has been referred to the Circulated Schedule as the application requires a new planning agreement under section 106 of the Town and Country Planning Act 1990.

### **1. THE PROPOSAL**

- 1.1 The proposal seeks planning permission for the erection of a single storey rear extension with ancillary works to facilitate a change of use of office (Class E) to private hospital (Class C2) at 150 Park Avenue, Aztec West, Almondsbury. Whilst this would be a change of use of 429m<sup>2</sup> from an office within a safeguarded employment site, it is noted that the site is not situated the designated Enterprise Areas. There are existing 28 car parking spaces for this unit.
- 1.2 The building would be converted into a surgical facility with an outpatient facility, including consulting rooms, treatment rooms, and overnight stay accommodation, staff facilities, offices and meeting room. In addition, the applicant submitted a further statement to clarify the operational need for the proposed hospital. In addition, the applicant has indicated that a number of alternative sites (including Tower House Almondsbury, Cedar House Almondsbury Business Park, and other sites in North Somerset) have been considered and discarded for different reasons.
- 1.3 During the course of the application, a revised set of plans was submitted to re-orientate the proposed plant enclosure. Whilst the proposal would result in a loss of 3 standard parking spaces, the scheme would incorporate 2 no electric car charging bays, 1 no. designated accessible parking and a shelter for parking 6 no. cycles.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework July  
National Planning Practice Guidance
- 2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS12	Safeguarded areas for economic development



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

PSP1	Local Distinctiveness
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted 2007)

**3. RELEVANT PLANNING HISTORY**

- 3.1 P91/0050/92 Erection of extension to bin store to form enclosure for air conditioning unit. Approved 31.07.91
- 3.2 P88/0050/50 Erection of five office buildings totalling approximately 5,708 sq. metres in floor area. Alternations to existing vehicular and pedestrian access. Construction of car parking areas. Approved 02.11.88

**4. CONSULTATION RESPONSES**

- 4.1 Patchway Town Council  
No objection
- 4.2 Other Consultees  
Economic development – no comments received.  
Highway officer - No objection subject to planning condition and monitoring fee of £500 for travel plan for a period of 5 years.

**Representations**

- 4.3 Local Residents / Businesses  
No comments received

**5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
The site is located within an allocated safeguarded employment site as identified in Policy CS12. Therefore, the retention of existing employment uses should be the priority.
- 5.2 Policy CS12 states: 'Land identified... will be safeguarded for economic development. Proposals from change from B Use Classes to other economic development uses, including town centre uses, or to non-employment uses will need to demonstrate that:  
*1) The proposal would not prejudice the regeneration and retention of B Use Classes elsewhere within the defined employment area; and*  
*2) It can be clearly demonstrated that it would contribute to a more sustainable pattern of development in the local area as a consequence of the appropriateness of the proposed use to the location; and*

3) *The proposal would improve the number and range of jobs available in the local area; and*

4) *No suitable alternative provision for the proposal has been made elsewhere in the LDF'.*

With regards to this policy, it is important to note that all four criteria should be met and satisfied.

- 5.3 In regards to criterion 1, the proposal site comprises around 0.24% of the total CS12 area. It is considered that this minor loss of floor spaces would not prejudice the regeneration and retention of B Use Classes elsewhere within the defined employment area.
- 5.4 In regards to criterion 2, the site is situated within an existing business park in a sustainable location with good public transport network. As such, the site location will allow good accessibility from across the region.
- 5.5 In regards to criterion 3, the proposal will employ around a total of 17 (full time equivalent) people including highly skilled professionals along with further semi-skilled roles. As such, the proposal would comply with this criterion.
- 5.6 In regards to criterion 4, it is noted that there is no specific provision for the proposed Class C2 in South Gloucestershire.
- 5.7 Whilst the development proposal does not strictly accord with employment development policies, it is the officers view that the proposal would enable this vacant unit to be occupied for employment opportunities, as such it is considered that the proposal would comply with CS12, and as such is acceptable in principle.

#### Design and visual amenity

- 5.8 The existing building is designed for an office use and is finished with brickwork and tiles. A new single storey flat roof extension is proposed at the south elevation of the host building in order to create a separate entrance lobby and timber plant enclosure. Although a flat roof extension would not normally supported as a matter of principle, the proposed extension is single storey structure and would sit in a relatively discreet location. As such, it is not considered that the proposed extension would result in material harm to the character of the host building and the area. Therefore the proposed extension are acceptable in terms of design and visual amenity.

#### Transportation

- 5.9 The site is located within a designated commercial area, and as such it is considered to fully comply with the locational requirements of PSP11. The application seeks to carry out works to facilitate the change the use of an office block situated at 150 Park Avenue, Aztec West to private hospital. As such, officers consider the proposed use would represent a significant change in the use of this building and so it is particularly important to ensure that safe access to this facility for all types of vehicle is provided without jeopardising the operation of the existing highway.

5.10 The submitted Transport Statement undertakes a satisfactory assessment of access to the site by all modes of travel. It also forecasts the number of vehicular movements associated with the site before and after this change of use. This indicates that the revised land-use will have a lower travel demand than the existing offices, especially in the peak periods. Hence, there would be no adverse impacts on the local highway network. A basic examination was also carried out in terms of the adequacy of the proposed car parking provision. This suggests that the maximum number of people on-site at any one time would be 25 persons and that the 27 available car parking spaces will be adequate to accommodate this demand. The Highway Officer is broadly satisfied with the submitted details. In addition, a Travel Plan framework has also been submitted. Whilst some amendments need to be made, officers consider the framework is broadly satisfactory. Overall, it is considered that the proposed change of use would not have severe or unacceptable impacts on local travel network subject to a condition seeking a detailed Travel Plan and the Unilateral Undertaking for a monitoring fee for the Travel Plan.

#### Landscaping

5.11 The proposal is on an existing developed site. Whilst it is noted that the proposed plant enclosure would result a loss of some vegetation, given its modest scale and the proposed extension has been re-orientated to minimise the potential impact upon the existing vegetation, there is no landscape objection to the proposal.

#### Residential amenity

5.12 While the building is located in a commercial area, some residential properties are located approximately 50 metres away from the proposed extension and new plant enclosure. Nevertheless, given this considerable separation, it is not considered that the proposed extension would result in any overbearing or overlooking impact.

5.13 Regarding the change of use, the applicant states that the facility would be open 24 hours but would only be open to visiting patients between 8.00am to 6.00pm 7 days a week. The surgical block will be utilised with overnight stays wards for a maximum of 6 patients and an overnight room for the duty qualified Medical Officer / Doctor and staff on call. Given the nature of the proposed use, the scale of the building, and the reasonable separation from the nearby residents, it is considered that the new use would not result in any material adverse impact upon the neighbouring properties.

#### Consideration of likely impact on 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 development plan set out above, and to all the relevant material considerations set out in the report.

## **7. RECOMMENDATION**

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

- Payment of £500 per annum to the Council for a period of five consecutive years from first occupation, in order for the Council's Travel Plan Officer to monitor the results of travel plan monitoring surveys to be carried out by the applicant for 5 consecutive years (following the format adopted by the four local authorities (South Gloucestershire, Bath and North East Somerset, Bristol City and North Somerset) who run a joint Travel to Work Survey in March every year). The results of these surveys shall be forwarded to this Council within 3 months of its completion.
- The reason for this obligation is to achieve non car travel modes in accordance with Policy PSP11.

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

## **CONDITIONS**

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

Reason

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

2. Prior to the first use of the proposed development hereby approved and notwithstanding the submitted Travel Plan Framework, a full detailed Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be maintained as such thereafter.

Reason

To encourage means of transportation other than the private car, to accord with Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

3. The premises shall be used for a private hospital with accommodation facilities for patients and medical staff only, and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason

To safeguard the character of this employment area and protect the residential amenity of the neighbouring occupiers and to accord with Policy CS12 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

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

Site location plan, drawing no. D156.800 rev A received by the Council on 25 October 2021

Proposed site plan, drawing no. AWH-XX-STR-XX-XX-DR-A-0001, Revision P03,  
Proposed ground floor plan, drawing no. AWH-XX-STR-XX-00-DR-A-0150, Revision P02,

Proposed elevations, drawing no. AWH-XX-STR-XX-XX-DR-A-0200, Revision P03,  
and received by the Council on 10 March 2022.

Reason

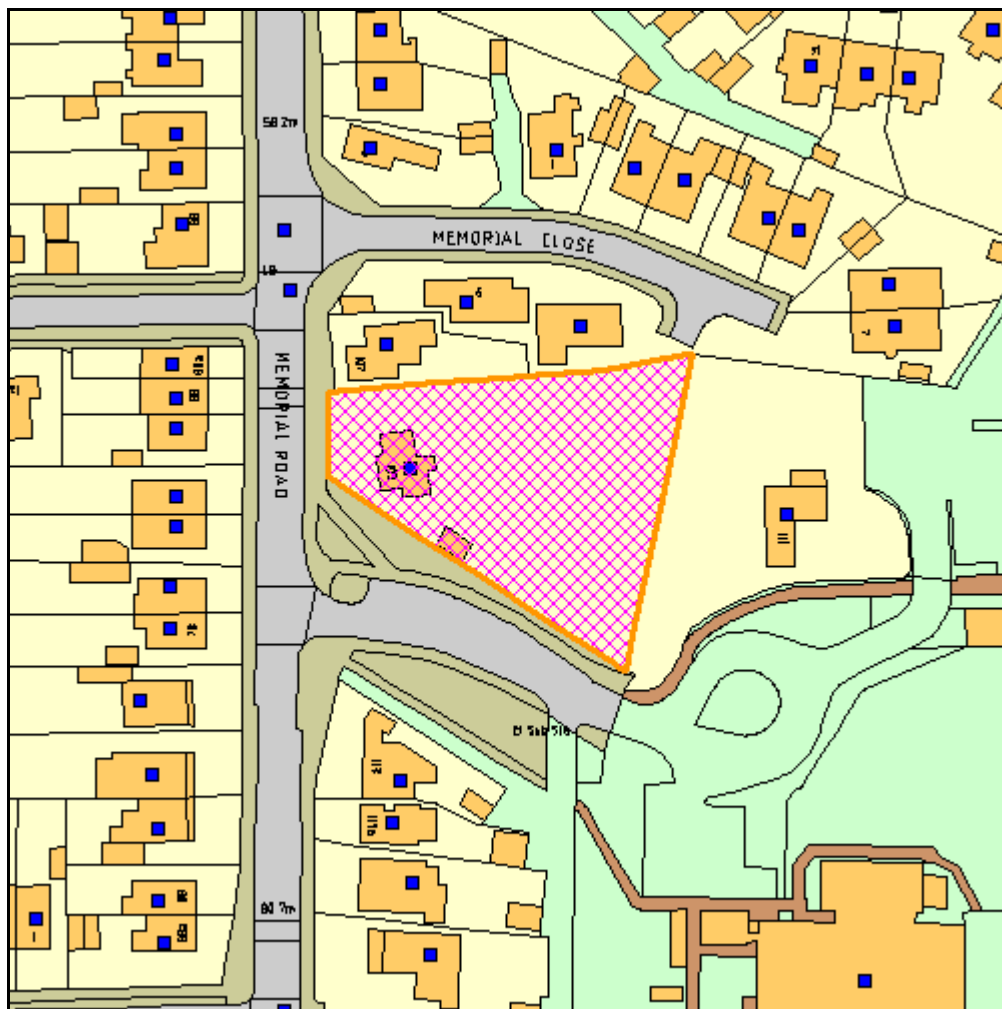
To define the approved development in planning terms.

**Case Officer: Olivia Tresise**

**Authorising Officer: Helen Ainsley**

**CIRCULATED SCHEDULE NO. 13/22 - 1st April 2022**

<b>App No.:</b>	P21/08145/F	<b>Applicant:</b>	Grandie Developments Ltd
<b>Site:</b>	Land At 109 Memorial Road Hanham South Gloucestershire BS15 3LA	<b>Date Reg:</b>	31st December 2021
<b>Proposal:</b>	Demolition of garage. Erection of 2 no. detached dwellings with associated works	<b>Parish:</b>	Hanham Abbots Parish Council
<b>Map Ref:</b>	363857 171745	<b>Ward:</b>	Hanham
<b>Application Category:</b>	Minor	<b>Target Date:</b>	24th February 2022



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 100023410, 2008. **N.T.S.** **P21/08145/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 is referred to the Circulated Schedule in accordance with the Constitution as the recommendation is contrary to comments received.

### **1. THE PROPOSAL**

- 1.1 Full planning permission is sought for the demolition of an existing garage and the erection of two detached dwellings with associated works at Land at 109 Memorial Road Hanham.
- 1.2 Access to the properties will be from an existing access way from Memorial Road. The contemporary styled properties are two storey but with a height of approximately 8.65 metres in order to accommodate room within the roofspace. Four bedrooms are shown.
- 1.3 The application site is situated within the urban area of Hanham. The site is covered by a “blanket” TPO. No.109 itself is a locally listed property. The site rises very gently from the road to the rear boundary by approximately two metres and from the rear of No.109 to the site of the proposed dwellings by about 1 metre. Within context to the north of the site lie large detached residential properties and to the west Memorial Road with large 1930’s style semi-detached properties. To the south lies the access road to Christ Church Hanham Primary school and Hanham Woods Academy which lie to the south and east.
- 1.4 During the consideration of the application negotiations have secured clarity over access/parking, an amendment to reduce the height of the buildings and an amendment to place the dormer roof extensions to the rear rather than the front. A public re-consultation has taken place following the changes.

### **2. POLICY CONTEXT**

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS9	Managing the Environment and Heritage
CS29	Communities of the East Fringe of the Bristol Area

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

PSP1	Local Distinctiveness
PSP3	Trees
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP18	Ecology
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted) 2007  
Residential Amenity TAN (Endorsed) 2016  
Householder Design Guide SPD (Adopted) 2021

**3. RELEVANT PLANNING HISTORY**

- 3.1 There is no relevant planning history

**4. CONSULTATION RESPONSES**

- 4.1 Hanham Abbots Parish Council – Objections concerns regarding access & egress, edge of coal field, used as part of school curriculum for History of Hanham, inappropriate design and finish in that setting.

4.2 Other Consultees

Lead Local Flood Authority – No objection subject to an informative regarding the responsibility of the applicant to avoid building over sewerage infrastructure.

Sustainable Transport – Initial Comments

While it appears that parking can be provided for each dwelling additional information regarding the number of bedrooms is required to determine whether the two spaces shown is policy compliant and whether these are of the correct dimensions. The applicant will also need to clarify how the existing property will access the site.

Following the submission of additional information no objection is raised.

The Tree Team – No objection, subject to the development being carried out in accord with the tree report (that includes the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

Ecology – No objections, conditions recommended to secure a lighting design scheme and compliance with the recommendations set out in the Ecological Appraisal. Also a condition required to secure a habitat enhancement scheme



for the Orchard site prior to the commencement of development and a pre-commencement check for badgers.

The Coal Authority – No objection, subject to standard advice regarding the risk

Listed Building Officer – No objection to the proposal, defer to the Case Officer to assess the proposal against para 134 of the NPPF having regard to the significance of the heritage assets.

#### 4.3 **Other Representations**

Local Residents

9 letters of objection have been received. The grounds of objection can be summarised as follows:

The access is narrow, highway safety concerns particularly given proximity of school (during occupation and construction)

The style of the proposed buildings are out of character with the original building

The proposal will impact upon an important local building which is a memorial to local hero John Chiddy

Currently unsightly fencing

The proposal will impact upon hedges and trees at the site

The proposal would result in noise during construction

Overlooking will occur of a neighbouring property

No permission is in place for the garages to be removed

Following the re-consultation (due to the changes set out above, including a reduction in height and the removal of the dormer windows from the front to the rear elevation, once letter of objection has been received. The grounds of objection can be summarised as follows:

Traffic concerns as the entrance is next to that of the school

Extra traffic will be caused

Impact on listed building from boundary fencing

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

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

Policy CS5 of the Core Strategy outlines the locations at which development is considered appropriate. CS5 dictates 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. As such, based solely on the location of the site, the principle of the development is acceptable. The remainder of the report will consider the relevant material planning considerations.

## 5.2 Heritage

No.109 is a locally listed property. The property was built for the surviving family of John Chiddy from public subscription following his death when he averted a potential disaster in 1876 by removing a boulder from the railway line losing his life in the process when being struck by the express train.

The property is therefore a non-designated heritage asset.

Paragraph 203 of the NPPF states:

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of the harm or loss and the significance of the heritage asset.*

PSP17 states that “*Development proposals affecting locally important heritage assets should ensure that they are preserved or enhanced having regard to their significance*”.

The proposed development will not directly impact upon the structure of No.109 but given the location does have the potential to impact upon its setting.

It was considered that the proposal as originally submitted would have been overly dominant and drawn attention away from No.109 to the front given the height (there is also a difference in levels of approx. one metre). With a reduction in height of almost a metre and the removal of the large dormer roof extensions on the elevations and their relocation to the rear, it is considered that the impact of the development is significantly reduced. Notwithstanding the merits of No.109 in visual terms, it is also worth noting when considering the “significance” of No.109 that this comes largely from the historic association rather than the visual appearance. With the revisions to the scheme it is considered that the impact upon the heritage asset is acceptable subject to careful consideration of the proposed materials.

## 5.3 Design/Visual Amenity

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

The buildings have a contemporary design, which as set out above has been modified by a reduction in the height and the removal of the large dormer windows on the front elevation and placement to the rear.

The form and design is considered to enhance the character of the area however it is acknowledged that the buildings are of a different form to the building to the front. However within context there is no uniform character with

properties of varying heights, form, appearance and additions. The variety is considered to allow for the contemporary modern design and within this context the buildings are not considered inappropriate. It is essential that the exact materials are agreed and a condition to secure this is recommended. The condition will include the need to agree the boundary treatments. Subject to this condition the proposal is considered acceptable in design terms.

#### 5.4 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. 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.

Concerns have been raised that the development has the potential to result in loss of privacy to neighbouring occupiers.

The Householder design guide sets out a back to back distance from window to window of 20m for two storey properties and 28 metres for those that have three storeys. The properties as initially proposed featured a large dormer roof extension on the front elevations with a small/narrow area that could be used as a balcony.

It was considered that this was marginally beyond what would be considered a Juliette style balcony and for the avoidance of doubt with these features the properties could be considered three storey in height on the front elevation. The scheme has been amended to ensure an appropriate relationship with No.109 to the front by removing these dormers with their relocation to the rear of the property (as indicated above this would also significantly reduce the visual impact of the proposal). With this alteration to the front, such that it appears as a two storey property, a separation distance of 21 metres with an angle to No.109 is considered appropriate.

The next nearest property is No.107, again the height difference is noted however the nearest new property is angled towards the side of that property and the distance is approximately 31 metres. This relationship is considered acceptable.

With respect to the other properties including 111 to the rear and those on the opposite side of Memorial Road, the angle and distances (45 to 46m) and 28.5 m - 111) are considered to be acceptable. Although the dormer roof extensions are to be added to the rear of the properties the distance of 28.5m to No.111 is considered acceptable in particular given that any view would not be direct given the angle such as the relationship is not "back to back". The relationship with other properties is considered acceptable by reason of distance and angle.

Given the degree of separation between the proposed dwellings and the neighbouring residential properties, the proposal would not unreasonably affect amenity by overbearing or overshadowing impacts. Whilst there would be a

degree of overlooking the rear garden of No.109, the effect would not be unreasonable.

It is considered reasonable to remove permitted development rights with respect to alterations or additions to the roof (Schedule 1, Part 1 Class B and C) in order to allow an assessment of both visual and residential amenity impact.

In terms of the amenity of future residents, sufficient internal space would be provided to avoid cramped living conditions. In addition, the units would have adequate access to natural light and outlook. Concerning the provision of private amenity space, each unit would be afforded sufficient levels of space that exceed the minimum standards as recommended under policy PSP43. The rear amenity space would also be sufficiently private.

## 5.5 Ecology

PSP19 seeks to ensure that where appropriate biodiversity gain will be secured from development proposals and where significant harm results development should be refused.

A preliminary Ecological Appraisal has been submitted with the application.

The application site is not covered by any designation and is approximately 130m from an Site of Nature Conservation interest at Hencliff Wood. It comprises scrub, scattered trees (inc fruit trees as formerly an orchard) and hedgerow. The submission shows the removal of two trees and their replacement.

With respect to protected species the findings are as follows:

Bats: Negligible potential for roosting and while some foraging potential

Great Crested Newts: Waterbodies at too great a distance and too much hardstanding and buildings in between.

Birds: Negligible potential for nesting birds but report recommends enhancements (boxes)

Reptiles: Some habitat potential but again urban setting reduces likelihood. Mitigation provided

Badgers – paths recorded on site but no setts. A condition required to check for sett pre-commencement

Hedgehogs – not recorded however enhancements in the form of holes recommended in the report

Invertebrates – Habitat largely retained which will be suitable for them

The proposed development is considered acceptable in ecological terms subject to conditions to ensure that the development takes place in accordance with the recommendations of the ecological report including sensitive timing of vegetation and supervision of site clearance. An additional condition would prior to the commencement of development secure a habitat enhancement scheme and one to secure a pre-commencement check to establish the status of a

potential sett. A condition is indicated by the ecologist for a lighting design strategy however given the scale of the proposal it is not considered that this would meet the test of a condition.

#### 5.6 Trees/Landscape

The application site is covered by a tree preservation order. A tree report has been submitted with the application. Two trees (a Mulberry and a Plum) are indicated for removal and replanting is recommended to replace these trees in the report. The report contains an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. Subject to a condition to ensure that all works take place in accordance with the report the proposal is acceptable in these terms.

The proposal will involve boundary treatments for the proposed development. It is considered appropriate to attach a condition to ensure that these are appropriate to the setting.

#### 5.7 Ground Stability

The Coal Authority have confirmed that the site lies in a defined low risk area. A standard advice will be attached to the decision notice.

#### 5.8 Drainage

The site lies in Flood Zone 1, the lowest area for Flood Risk and is in proximity to the sewerage system, as such there is no objection to the proposal from the Lead Local Flood Authority subject to an advice being attached to the decision notice to the duties of the developer to avoid building over the system.

#### 5.9 Transport

The proposed development has been considered by the Council Highway Engineers. An existing access is to be used which is considered acceptable in terms of visibility in to and out of the entrance onto Memorial Road. It is considered that the access is appropriate in terms of an intensification of its use and the layout will allow sufficient off-street parking (5 spaces for the new dwellings in total – where the requirement would be for 4) both for the proposed dwellings and the existing property (2 spaces retained) No.109 situated to the front.

Subject to a condition to ensure that all parking provision shown on the approved plans is provided both for the existing and proposed dwellings prior to first occupation the proposed development is considered acceptable in highway safety terms.

#### 5.10 Consideration of likely impact on Equalities

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

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

## **6. CONCLUSION**

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

## **7. RECOMMENDATION**

- 7.1 It is recommended that planning permission is GRANTED subject to conditions set out below.

## **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 shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Appraisal (Herdwick Ecology, December 2021), this includes sensitive timing of vegetation clearing and supervision of site clearance

### Reason

In order to conserve and enhance the natural environment and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy CS19 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

3. Prior to commencement of works a habitat enhancement scheme is to be submitted for review, this is to include the management of the orchard area, details of tree species to be planted and other enhancements proposed. The scheme is to include a plan detailing the location and specifications of ecological enhancements detailed within (Herdwick Ecology, December 2021) is to be submitted to the local authority for review. This includes, but not limited to bee boxes, habitat boxes/piles, hedgehog holes, bat and bird boxes.

### Reason

In order to conserve and enhance the natural environment and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy CS19 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

4. A pre-commencement check for badgers is to be undertaken to establish status of potential sett. A letter is to be sent to the local authority to confirm results, if activity is recorded, appropriate surveys are to be undertaken to establish use supported by appropriate avoidance measures and mitigation.

Reason

In order to conserve and enhance the natural environment and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy CS19 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

5. The development shall at all times be carried out strictly in conjunction with the submitted Arboricultural Report that includes the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (Hillside Trees Ltd dated December 2021).

Reason

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

6. 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.

7. Prior to the commencement of development details of the roofing and external facing materials proposed to be used as well as the proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

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

Reason

To allow an assessment of the impact of additions and alterations to the roof(s) to visual and residential amenity and to accord with Policy CS1 and CS9 of the South

Gloucestershire Core Strategy 2013 and PSP1, PSP8 and PSP38 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017

9. The development shall be carried out in accordance with the plans/drawings hereby approved as follows:

Received 23rd December 2021

SITE LOCATION PLAN

3186 PL53 - EXISTING SITE PLAN

3186 PL57 EXISTING GARAGES

Received 16th March 2022

3186 PL52 E PROPOSED SITE PLAN (REVISED)

3186 PL54 G HOUSE 1 PLANS AND ELEVATIONS (REVISED)

3186 PL55 F HOUSE 2 PLANS AND ELEVATIONS (REVISED)

DESIGN STATEMENT

Reason

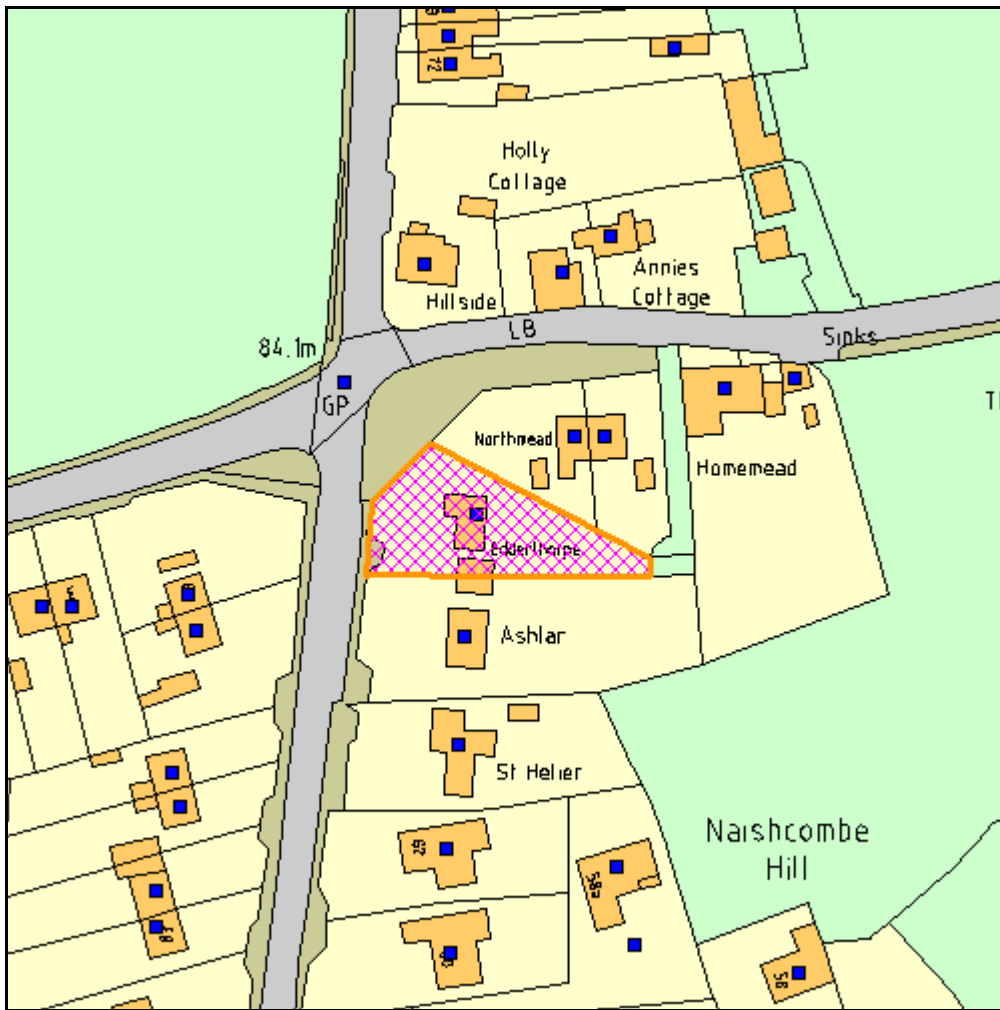
For the avoidance of doubt

**Case Officer: David Stockdale**  
**Authorising Officer: Marie Bath**



**CIRCULATED SCHEDULE NO. 13/22 - 1st April 2022**

<b>App No.:</b>	P22/00493/F	<b>Applicant:</b>	Mr and Mrs Lewis
<b>Site:</b>	68 Naishcombe Hill Wick South Gloucestershire BS30 5QS	<b>Date Reg:</b>	2nd February 2022
<b>Proposal:</b>	Erection of single storey side extension to form additional living accommodation.	<b>Parish:</b>	Wick And Abson Parish Council
<b>Map Ref:</b>	370331 173455	<b>Ward:</b>	Boyd Valley
<b>Application Category:</b>	Householder	<b>Target Date:</b>	29th March 2022



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

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

This application has been referred to the Circulated Schedule following the receipt of a representation from Wick and Abson Parish Council objecting the proposal, contrary to the officer recommendation.

### **1. THE PROPOSAL**

- 1.1 Full planning permission is sought for the erection of a single storey side extension to form additional living accommodation.
- 1.2 The application site is a 4no. bedroom detached dwelling, located at 68 Naishcombe Hill, and set within the area of Wick.
- 1.3 The site is washed over by the green belt. This has been taken into account during the determination of this application.

### **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
CS9	Managing the Environment and Heritage

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

#### 2.3 Supplementary Planning Guidance

Development in the Green Belt SPD (Adopted) June 2007  
Design Checklist SPD (Adopted) August 2007  
Householder Design Guide SPD (Adopted) March 2021  
Residential Parking Standard SPD (Adopted) December 2013

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

**3.1 P20/24011/F (Refused – 11/02/2021)**

*Erection of a single storey side extension to form additional living accommodation*

**3.2 PK12/3281/F (Approved – 07/01/2013)**

*Erection of two storey and single storey rear extension to provide additional living accommodation. (Retrospective)*

**3.3 PK12/2352/CLP (Approved – 31/08/2012)**

*Application for the Certificate of Lawfulness for the proposed erection of a two storey rear extension and single storey rear extension to provide additional living accommodation*

**3.4 PK11/3694/F (Approved – 12/01/2011)**

*Erection of two storey side extension with integral garage and single storey front and rear extensions to form additional living accommodation*

### **4. CONSULTATION RESPONSES**

**4.1 Wick and Abson Parish Council**

Objection - Inappropriate development in green belt and disproportionate additional development to property

**4.2 Residents**

No comments have been received

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

**5.1 Principle of Development**

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

**5.2** The proposal itself seeks to erect a single storey extension to the side of the host property. The plans show that this extension would be sited on the north elevation.

5.3 With regards to size, it is proposed that the extension would measure 6.8m in depth and would project 4m from the side elevation. Similarly, the extension would be finished with a hipped roof, measuring 2.7m at the height of the eaves and 4.5m at ridge height.

5.4 The extension would be constructed and finished in materials which match that of the host property and would include the addition of a rooflight to the side of the roof structure.

5.5 Green Belt

The purpose of the green belt is to prevent urban sprawl by keeping land permanently open, and serves 5 purposes, according to Section 13 of the NPPF:

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

On that basis, local planning authorities have a responsibility to ensure substantial weight is given to any proposal which is likely to harm the green belt.

5.6 The requirements of the NPPF are backed up by development planning policy PSP7 and the Development within the Green Belt Supplementary Planning Document (Adopted 2007). PSP7 states that additions and alterations will be allowed provided they do not result in a disproportionate addition to the original building. The policy goes on to clarify that, as a general guide, an addition resulting in a volume increase less than 30% of the original building would likely be acceptable. Additions which exceed 30% will be given careful consideration with regards to whether the proposal would appear out of scale to the existing building. Subsequently, additions resulting in a volume increase of 50% or more of the original building are most likely to be considered inappropriate as a disproportionate addition and are likely to be refused.

5.7 For avoidance of doubt, the term 'original dwellinghouse' refers to the volume of the dwelling as it was when the original planning permission for its construction was granted, or the volume of the dwelling on 01 July 1948 (when the Town and Country Planning Act was introduced). Additions which have occurred since then will be considered cumulatively and will count against the overall increase in the volume of the dwelling when new additions are being assessed.

5.8 The property has been previously extended, as listed under the planning history of this report. To determine the full extent of how much the property has previously been extended by, the case officer has used the calculations of the existing dwelling, minus the garage, then calculated the two storey side extension which does include the integral garage, to allow the calculations to total the same figure.

5.9 On that basis, the case officer has made the following calculations, in terms of previous additions:

Original Volume of property (m <sup>3</sup> )	Volume of existing extension(s)(m <sup>3</sup> )	Volume of proposed extension(s)(m <sup>3</sup> )	Total New Volume (m <sup>3</sup> )	Percentage Increase from original
397.1	246.6	0	643.7	62.1%

5.10 An assessment has then also been made on the cumulative increase on the property. The proposed extension subject to this application has been calculated at 90m<sup>3</sup>. The case officer has therefore made the following calculations and found the overall volume increase to be 84.8%:

Original Volume of property (m <sup>3</sup> )	Volume of existing extension(s)(m <sup>3</sup> )	Volume of proposed extension(s)(m <sup>3</sup> )	Total New Volume (m <sup>3</sup> )	Percentage Increase from original
397.1	246.6	90	733.7	84.8%

5.11 It is demonstrable that the property has already been increased over the specified percentage in line with local and national policy. However, the case officer would reference that other neighbouring properties along Naishcombe Hill have already been increased in a similar form. This includes properties at Nos. 79, 77, 75 and 71.

5.12 Whilst this level of increase is considered to be disproportionate within the green belt, the case officer has taken into account the recent developments at these properties in the area, particularly along the same street where development has been approved for works similar to that subject of this application which would result in an overall volume increase of between 70%-100%.

5.13 On that basis, the case officer concludes, upon the evidence before them, that the development would be acceptable with respect to the green belt. The proposal can therefore be found to be compliant with the policies set out in the local plan and the NPPF which seeks to ensure the protection of the green belt.

5.14 Design & Visual Amenity

Policy CS1 of the Core Strategy states that development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Furthermore, policy PSP38 of the Policies, Sites and Places Plan expresses that development within existing residential curtilages, including extensions and new dwellings, will be acceptable where they respect the character and appearance of the host dwelling and existing street scene by taking into account building line, form, scale, proportions, architectural style, landscaping and use of materials. The policy also underlines the importance of development within residential curtilages and the impact that this has on residential amenity, and that development should not prejudice the private amenity space or the amenity of neighbours.

- 5.15 Additionally, the Householder Design Guide SPD sets out general design guidance principles in which extensions and alterations should aim to; be of overall high-quality design, achieve successful integration by responding to the characteristics of the host dwelling and prevailing street scene and be subservient in scale and character.
- 5.16 In terms of its design, the proposed extension is of an appropriate size, appearance and form in relation to the host property. The design demonstrates compliance with the general design principles set out in the SGC Householder Design Guide and would therefore sit well within the curtilage of the application property, and also within its setting in the area.
- 5.17 With regards to concerns of overdevelopment, the case officer notes the varying styles and sizes of neighbouring properties, particularly on Naishcombe Hill. It is clear that some of these neighbours have adopted a similar approach to altering and extending, meaning that the property will not appear visually dominant or out of keeping with the character of the street scene.
- 5.18 Additionally, the plans show that the extension would be constructed and finished in materials which match that of the host property, promoting coherence between the existing property and the new addition.
- 5.19 For these reasons, the proposal is found to be compliant with the policies in the development plan and the supplementary guidance within the SGC Householder Design Guide which promotes and encourages high quality design.
- 5.20 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. Similarly, policy PSP43 reinstates the requirement for the provision of sufficient private amenity space standards and that private and communal external amenity space should be; functional, safe, accessible, of sufficient size and should take into account the context of the development and, including the character of the surrounding area.
- 5.21 Similarly, Technical Advice Note: Assessing Residential Amenity provides supporting guidance on residential amenity considerations and how the above policies are applied in the determination of applications.
- 5.22 The property itself is detached and sits on a plot next to the corner of Naishcombe Hill and Rock Road. The immediately surrounding neighbours, namely No. 66 Naishcombe Hill and No. 1 Rock Road, have been given consideration in this assessment with regards to impact on residential amenity.
- 5.23 Taking into account the siting, positioning and overall size of the proposed extension, it is demonstrable that the development is unlikely to present any impact to these neighbours. The extension presents no side elevation windows to the ground floor, resulting in no harm of overlooking or loss of privacy.

- 5.24 Furthermore, the host property and its neighbours sit on generous plots, which are set back and generally secluded in nature, meaning that the overall separation distances between the properties is sufficient so as not to cause any detrimental harm to residential amenity.
- 5.25 On that basis, the application is found to be compliant with policies PSP8 and PSP43 of the development plan which seeks to ensure residential amenity is safeguarded as a result of the proposal.
- 5.26 Parking Standards  
PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand.
- 5.27 It is not proposed to alter the existing parking arrangements at the property, nor is it proposed to change the number of bedrooms. In line with the requirements of PSP16, a 4no. bedroom property would be expected to provide 2no. off street parking spaces.
- 5.28 The property currently benefits from an integral garage, as well as sizable driveway space, which is more than sufficient for the parking of 2no.+ vehicles. The proposal is therefore compliant with PSP16 of the development plan.
- 5.29 Consideration of likely impact on Equalities  
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services. With regards to the above this planning application is considered to have a neutral impact on equality.

## 6. CONCLUSION

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

## **7. RECOMMENDATION**

7.1 It is recommended that permission is **APPROVED**.

**Contact Officer: Lucie Rozsos**

### **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 following plans:

Received by the Local Authority on 01 February 2022:

Location and Site Plan, Existing Plans and Elevations and Proposed Plans and Elevations (Drawing No. 001 - Revision A)

Reason

To define the terms and extent of the permission.

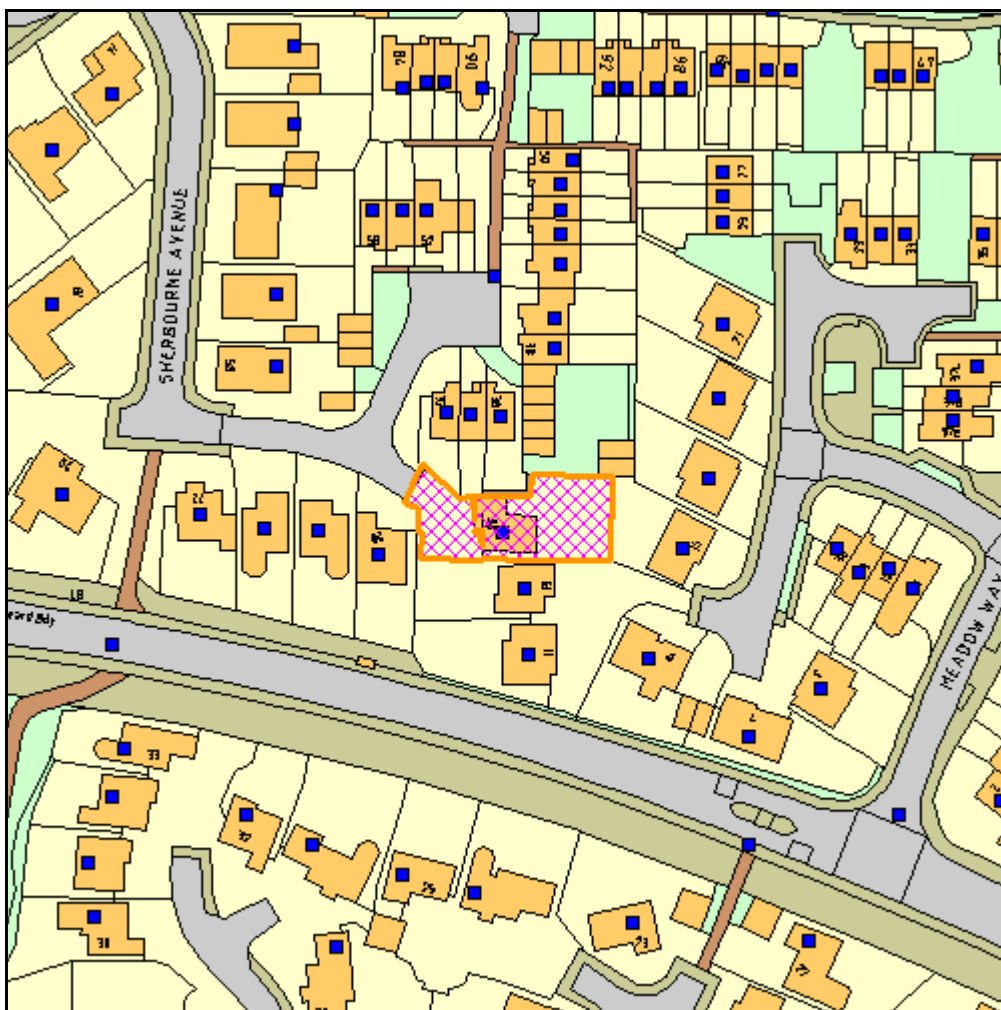
**Case Officer: Lucie Rozsos**

**Authorising Officer: David Stockdale**



**CIRCULATED SCHEDULE NO. 13/22 - 1st April 2022**

<b>App No.:</b>	P22/00528/F	<b>Applicant:</b>	Mr Mrs Jervis
<b>Site:</b>	30 Sherbourne Avenue Bradley Stoke South Gloucestershire BS32 8BB	<b>Date Reg:</b>	31st January 2022
<b>Proposal:</b>	Erection of rear and side extension to provide additional living accommodation. Installation of rear dormer to facilitate loft conversion.	<b>Parish:</b>	Bradley Stoke Town Council
<b>Map Ref:</b>	362399 180934	<b>Ward:</b>	Bradley Stoke South
<b>Application Category:</b>	Householder	<b>Target Date:</b>	24th March 2022



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

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

This application has been referred to the Circulated Schedule following the receipt of a representation from Bradley Stoke Town Council objecting the proposal, contrary to the officer recommendation.

### **1. THE PROPOSAL**

- 1.1 Full planning permission is sought for the erection of a rear and side extension to provide additional living accommodation and the installation of rear dormer to facilitate loft conversion.
- 1.2 The application site is a 4no. bedroom detached dwelling, located at 30 Sherbourne Avenue, and set within the area of Bradley Stoke.
- 1.3 Permitted development rights at the location of this property have been removed under planning permission reference P87/0020/32, which states under condition 3. that "*Notwithstanding the provisions of Article 3 and Classes I and II of the First Schedule of the Town and Country General Development Orders 1977-87, no buildings, gates, fences, walls or other means of enclosure other than those indicated on the plan(s) hereby approved, shall be constructed without the prior permission, in writing, of the Council*". This has therefore triggered the need for full planning permission.
- 1.4 Throughout the course of the application process amended plans have been submitted to the Council, altering the roof structure of the ground floor extension and reducing the size and scale of the rear dormer. The case officer is therefore proceeding on the basis of the revised plans submitted.

### **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

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance  
Design Checklist SPD (Adopted) August 2007  
Householder Design Guide SPD (Adopted) March 2021

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

- 3.1 No relevant planning history

### 4. **CONSULTATION RESPONSES**

- 4.1 Bradley Stoke Town Council  
Bradley Stoke Town Council objects to this planning application on grounds of the rear dormer, fenestration and flat roof being out of keeping with the street scene and surrounding area.

- 4.2 Sustainable Transport  
The applicant seeks to erect a rear and side extension to provide additional living accommodation along with loft conversion. It is not proposed to increase the number of bedrooms meaning 30 Sherbourne Avenue would remain a 4 bed dwelling. SGC minimum parking standards state that a 4 bed house requires 2 off street parking spaces. These are provided on the driveway and as such there are no transportation objections.

If recommended for approval, we would require the development to provide electric vehicle charging in line with our emerging EV policy, which is for all individual dwellings with one or more dedicated parking spaces or garage to include provision for 7Kw (32 amp) charging infrastructure suitable for charging an electric or other ultra-low emission vehicle. These items should be fully approved by this Council before use. To this end, we would recommend that appropriate conditions are imposed on any planning permission granted for this site to ensure that this takes place.

- 4.3 Residents  
One letter of objection has been received, as summarised:
- Dormer appears oversized and out of keeping with the character and appearance of the area
  - Degrading the visual appearance of the application property and the neighbour
  - Structural concerns with foundations being dug within 3m of the neighbouring property boundary

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

- 5.1 Principle of Development  
PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is

achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.

- 5.2 The application is fairly involved in what it seeks to achieve. The extension to the ground floor would essentially create a wraparound 'L' shape extension and the first floor would see the addition of a flat roof box dormer. The case officer has therefore broken down each element of the proposal to describe in better detail.
- 5.3 Rear Extension  
The plans show that it is proposed to construct a single storey extension to the rear of the property. The extension would project 2.6m from the rear elevation and would measure 8.6m in width, existing beyond the side elevation to connect to the proposed side extension.
- 5.4 The structure would also be finished with a lean-to roof, measuring 2.5m at the height of the eaves and 3.6m where it would join the rear elevation wall and would include the addition of 2no. roof lights to the roof structure.
- 5.5 Side Extension  
It is also proposed to construct a side extension to the property, which would project 2.7m from the side elevation and measure 4.4m in depth from the rear of the existing garage to where it would meet the existing rear elevation.
- 5.6 The side extension would sit behind the existing garage and would also be finished with a lean-to roof, measuring 2.5m at the height of the eaves and 3.6m at ridge height. It would similarly include the addition of 2no. roof lights, with a cut out roof light and window detail, allowing light into the extension and the existing stairs. This would be achieved by the repositioning of the existing window on the side elevation.
- 5.7 Rear Dormer  
The application also includes the erection of a flat roof dormer to the rear of the property. The plans show that the dormer would measure 5m in width and 2.2m in height. It would also protrude 3.2m from the exiting roof plan and would include the addition of 2no. single windows and 1no. double window which would overlook the rear garden.
- 5.8 Overall, the dormer would measure 0.7m down from the existing ridgeline of the property, be set 0.5m inwards from each side of the dwelling and would be set upwards 1m from the existing eaves.

## 5.9 Design & Visual Amenity

Policy CS1 of the Core Strategy states that development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Furthermore, policy PSP38 of the Policies, Sites and Places Plan expresses that development within existing residential curtilages, including extensions and new dwellings, will be acceptable where they respect the character and appearance of the host dwelling and existing street scene by taking into account building line, form, scale, proportions, architectural style, landscaping and use of materials. The policy also underlines the importance of development within residential curtilages and the impact that this has on residential amenity, and that development should not prejudice the private amenity space or the amenity of neighbours.

5.10 Additionally, the Householder Design Guide SPD sets out general design guidance principles in which extensions and alterations should aim to; be of overall high-quality design, achieve successful integration by responding to the characteristics of the host dwelling and prevailing street scene and be subservient in scale and character.

5.11 In terms of its design, the proposal would present as a substantial alteration, by virtue of extending to the ground and first floor of the original property. The case officer has therefore made an assessment as to whether the development adheres to the principles set out in the SGC Householder Design Guide and whether it can be considered acceptable in its context.

5.12 Firstly, the amendments made to the roof structure of the ground floor side and rear extension present as a significant improvement from the plans originally submitted. Whilst a flat roof is not considered entirely inappropriate, the case officer feels that the revised plans, which show a pitched roof, present a greater element of assimilation between the original property and the proposed additions.

5.13 The extension to the side and rear respect the principles set out in the SGC Householder Design Guide which seeks to promote good design and encourages sympathetic development within built up areas. The case officer therefore finds that the works would comply with these principles and does present an element of good design in that respect.

5.14 With regards to the rear dormer, flat roof box dormers are generally considered as an unacceptable form of development with local planning policy. The SGC Householder Design Guide states that, whilst not considered an acceptable form of design, there can be instances where they may be justified and appropriate. In such instances, the design of the dormer should comply with the following principles:

- *Be aligned with and in proportion to the host building in terms of fenestration arrangements;*
- *Be sited 300mm below the main ridge;*
- *Be sited 300mm from the roof verges or sides;*
- *Be sited 500mm above the eaves; and*
- *Be set back from the principal elevation*

- 5.15 The plans have therefore been revised to comply with these principles. The resultant impact is that the overall design of the dormer appears less dominant and bulky in nature. Furthermore, the plans state that the materials used to construct, and finish would match that of the host property, allowing for a greater integration between the main house and proposed dormer. This would also be the case for the extension to the ground floor.
- 5.16 It has also been demonstrated that, while not necessarily a prevalent characteristic of the area, precedent does exist in Bradley Stoke for the provision of a box dormer as an addition to a property. Some of which are within a 1mile radius of the application property and were recently approved by the Local Planning Authority.
- 5.17 For these reasons, the case officer finds the proposal compliant with the policies set out in the development plan and the supplementary guidance within the SGC Householder Design Guide which seeks to encourage and promote high quality design, with particular emphasis on justifying and complying with the general design principles for box dormers.
- 5.18 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. Similarly, policy PSP43 reinstates the requirement for the provision of sufficient private amenity space standards and that private and communal external amenity space should be; functional, safe, accessible, of sufficient size and should take into account the context of the development and, including the character of the surrounding area.
- 5.19 Similarly, Technical Advice Note: Assessing Residential Amenity provides supporting guidance on residential amenity considerations and how the above policies are applied in the determination of applications.
- 5.20 The property itself is detached however, sits within a built-up residential area of Bradley Stoke. The neighbouring properties are therefore within close proximity and an assessment has been made with regards to the impact of the proposal on the residential amenity of these neighbours.
- 5.21 Whilst there is likely to be an element of overlooking, as with the addition of any window, the case officer feels that it is likely to only have minimal impact on the neighbouring properties. Given the density and built-up nature that the area presents, most properties in the area are overlooked where rear gardens are either back-to-back or perpendicular to one another. The level of overlooking is therefore not likely to significantly increase as a result of the development.
- 5.22 Furthermore, the separation distance between the proposed rear dormer and rear elevation of the neighbouring property to which is likely to be overlooked has been measured at approximately just under 21m. Impact to residential amenity is also further protected in the sense that the two properties, which are

back-to-back, are also orientated at an angle, minimising potential overlooking or loss of privacy between the two.

5.23 In terms of the addition to the ground floor, it is not proposed to increase the number of windows to the side elevation, more so to reposition one of them which is unlikely to result in an increased risk of loss of privacy to any neighbour.

5.24 Overall, the proposal demonstrates compliance with PSP8 and PSP43 of the development plan which seeks to ensure residential amenity is protected and safeguarded.

5.25 Parking Standards

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

5.26 It is not proposed to alter the existing parking arrangements at the property, nor is it proposed to increase the number of bedrooms. The proposed works would simply allow for internal reconfigurations to create more space for each of the bedrooms.

5.27 As such, the case officer finds the proposal compliant with PSP16 of the development plan as 2no. off street parking spaces can sufficiently be provided.

5.28 Consideration of likely impact on Equalities

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

## 6. CONCLUSION

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

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

## **7. RECOMMENDATION**

7.1 It is recommended that permission is **APPROVED**.

### **CONDITIONS**

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the following plans:

Received by the Local Authority on 27 January 2022:

Location and Block Plans (Drawing No. 000)

Existing Plans (Drawing No. 001)

Existing Elevations (Drawing No. 002)

Received by the Local Authority on 24 March 2022:

Proposed Plans (Drawing No. 003 - Revision A)

Proposed Elevations (Drawing No. 004 - Revision A)

Reason

To define the terms and extent of the permission.

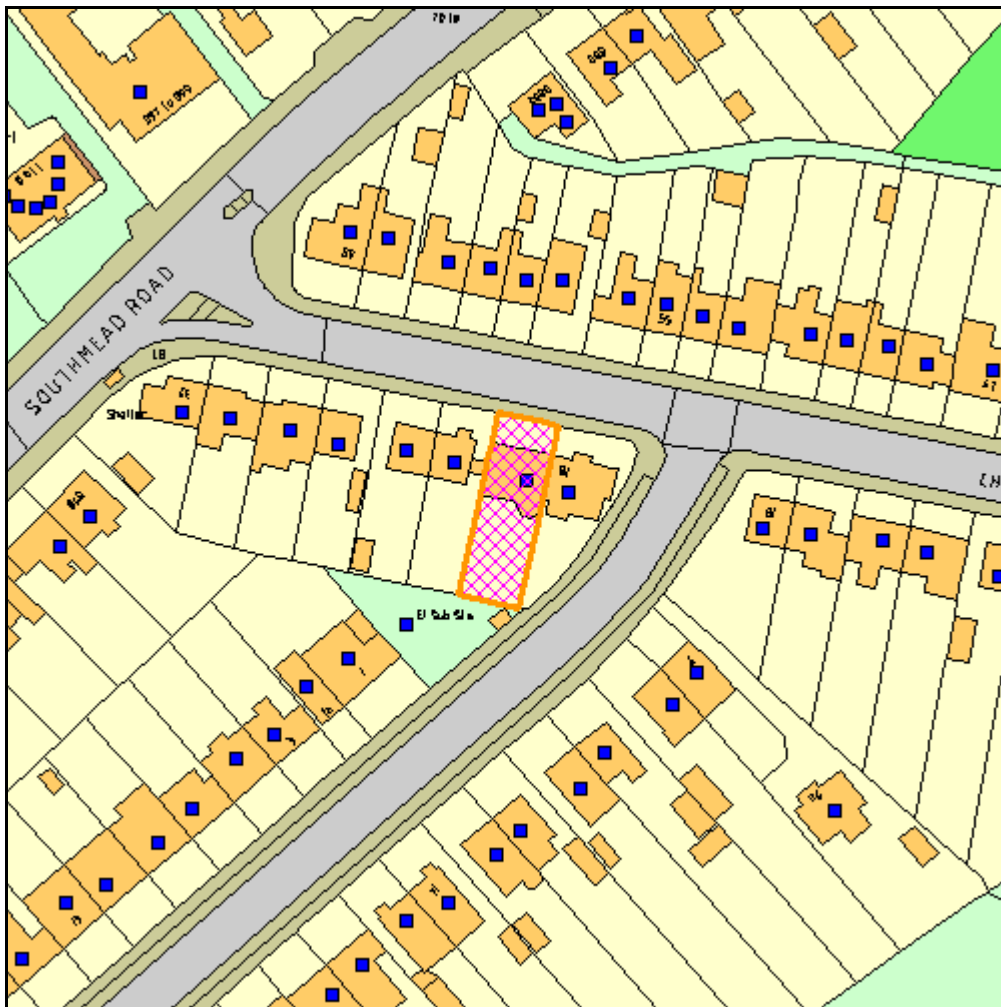
**Case Officer: Lucie Rozsos**

**Authorising Officer: David Stockdale**



**CIRCULATED SCHEDULE NO. 13/22 - 1st April 2022**

<b>App No.:</b>	P22/00649/HH	<b>Applicant:</b>	Mr A Kite
<b>Site:</b>	20 Charborough Road Filton South Gloucestershire BS34 7QZ	<b>Date Reg:</b>	11th February 2022
<b>Proposal:</b>	Erection of a two and first floor side extension to form additional living accommodation.	<b>Parish:</b>	Filton Town Council
<b>Map Ref:</b>	359755 178749	<b>Ward:</b>	Filton
<b>Application Category:</b>	Householder	<b>Target Date:</b>	7th April 2022



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

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

This application appears on the Circulated Schedule because a representation has been received from the Town Council which is contrary to the officer recommendation. More than 3no. representations from interested parties have also been received, which are contrary to the officer recommendation.

### **1. THE PROPOSAL**

- 1.1 Planning permission is sought for the erection of a two storey and first floor side extension to form additional living accommodation.
- 1.2 The application site is a semi-detached dwelling on the Southern side of Charborough Road, situated within the North Fringe of Bristol urban area.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework July 2021  
National Planning Practice Guidance

#### 2.2 Development Plans

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

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS25	Communities of the North Fringe of Bristol

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

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

#### 2.3 Supplementary Planning Guidance

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

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

- 3.1 N8685/F (approved 26/05/1983):

Erection of single storey side extension to form kitchen.

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

##### 4.1 Filton Town Council

Comment – insufficient parking.

##### 4.2 Sustainable Transport

Refusal recommended on the basis that the property will be increased from three to four bedrooms which requires 2no. parking spaces. One space in the existing garage is being removed and only one space is proposed to the frontage. If permitted, this would lead to additional on street parking causing congestion and hazards for other road users.

##### 4.3 Local Residents

6no. representations objecting the proposed development have been received, summarised as follows:

- Nobody has moved in yet, worried that the property is being extended to support letting
- Issues in the street with HMOs
- Litter in the street, fast cars and e-scooters late night causing disturbance
- Difficult when you're a young family trying to support the community
- Met with cars blocking driveway from HMO tenants
- If the applicant is living here then absolutely extend your house but do not support the application if the property is being extended to support letting
- Property will be an HMO
- If granted this will be the landlords third large HMO on Charborough Road
- There are other smaller HMOs
- Existing issues with parking
- Increased congestion will make things worse and more dangerous on a road with a primary school
- Property will not cope with additional parking
- No space for 6 extra cars on the road
- Application is deceitful
- Rooms shown on plans (e.g. playroom) will become bedrooms
- Developers know all the tricks
- Once granted, an application will follow for an HMO
- No objection if for family occupation
- Applicants existing properties cause litter, refuse and parking issues
- Restriction should be put on playroom so it cannot become a bedroom and that the property cannot be rented as an HMO
- There should be a limit on the no. of HMOs
- Applicant's intentions have already been communicated
- Do not need another HMO
- Antisocial behaviour issues already exist
- Quiet residential area changing due to Council allowing greedy developers to do what they want

1no. general comment has been received, summarised as follows:

- Concern that this is the first stage of an HMO conversion rather than for personal use

- Too many HMOs on Charborough Road causing parking, litter, and noise problems.
- Another HMO would increase these problems.

## 5. ANALYSIS OF PROPOSAL

- 5.1 The proposal seeks to erect a two storey and first floor side extension to form additional living accommodation.
- 5.2 Several representations have been received raising HMO related concerns. Whilst noted and it is understood that there are perceived broader issues relating to HMOs in the area, a planning application must be determined based on the facts presented. In this instance, the application to be considered is a householder planning application for a residential extension. The supporting application documentation does not make any reference to a proposed HMO use. The application will therefore be assessed on the basis of being a householder application for an extension.
- 5.3 Principle Of Development  
PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.
- 5.4 Design and Visual Amenity  
The host property has spar rendered elevations with front double bay window and a hipped roof. The property forms one of a pair and could be described as being typical of this area. To the side is an existing lean-to extension which forms a garage and kitchen. To the rear, is a conservatory.
- 5.5 The proposed side extension would project by c.2.8 metres and would in part sit on the existing side projection. The first-floor part of the extension would be set back from the principal elevation by c.650mm and down from the ridge by c.250mm. The roof would be hipped to tie in with the existing and the existing rear lean-to projection would have its roof replaced with a pitched roof to tie in with the rear of the side extension. For clarity, the plans indicate that the garage part of the existing side extension (single storey) would be demolished, whereas the kitchen part of the existing extension would be retained with a first floor added.

- 5.6 The existing dwelling is c.7 metres wide, and the side extension c.2.8 metres wide which is below half the width of the existing dwelling. The householder design guide SPD sets out that side extensions should be subservient in scale and character to the host building by ensuring that extensions extend no more than half the width of the existing principal elevation (but to be in true proportion should be no more than a third of the width of the principal elevation). The proposed extension would be c.500mm over a third of the width of the front elevation but would be below half the width of the existing front elevation. This coupled with the set back and down at first floor means that the extension would appear suitably subservient to the host dwelling.
- 5.7 The design and appearance of the proposed extension accords with the design characteristics of the host building and can be considered to be a typical form of extension to this type of dwelling.
- 5.8 There are no objections to the proposed extension in terms of design, which accords with PSP38, CS1 and the relevant parts of the householder design guide SPD. Should permission be granted, a suitably worded condition should be applied to ensure matching materials, in the interest of ensuring a satisfactory standard of external appearance.
- 5.9 Residential Amenity  
PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 5.10 New rear and front openings are proposed, which would not present any overlooking that goes above and beyond what is already possible. The siting of the extension within the front and rear building lines in terms of the two-storey part means that there would be no unacceptable levels of overbearing or impacts on light and outlook. Whilst noting that there are side windows on the Western neighbour, these do not appear as primary room windows and so there is no objection in terms of impacts on light or outlook received by these windows.
- 5.11 The property would continue to benefit from a sufficient level of private amenity space should permission be granted, which would exceed the PSP43 standard of 70sqm for a 4+ bed dwelling.
- 5.12 Parking and Transportation  
PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase in is proposed, proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand. It is noted that concerns are raised with regards to parking. It is also noted that the highways officer has raised what could be construed as an objection to the proposed development due to insufficient parking.

- 5.13 As existing, the property has three bedrooms. This would increase to four, should permission be granted. PSP16 requires **three and four** bed properties to provide 2no. off street parking spaces. As the parking requirement for three and four bed properties **is the same** (2no. spaces), there would be **no material increase in parking requirement triggered by the proposal**. There would be an increase, for example, if the number of bedrooms was proposed to increase to five, which would require 3no. parking spaces.
- 5.14 As existing, there is 1no. parking space on the frontage. There is also a garage. SGC standards set out in PSP16 require a single garage to be 3 metres wide by 6 metres deep. PSP16 states that **only garages which conform to these dimensions will count towards the parking standards**. PSP16 also sets out that a standard parking space (i.e., one not within a garage) should be 2.4 metres wide by 4.8 metres deep. The existing garage within no.20 is 2.65 metres wide by 4.5 metres deep. This falls below the SGC standard for a single garage, and below the dimensions for a single parking space. This garage would therefore not be counted towards parking requirements if proposed today. It would therefore be plainly unreasonable to consider this garage as counting towards existing provision, given its restricted size which falls below the current standards and is unlikely to be suitable for modern vehicles which are bigger than was the case when the garage was first built.
- 5.15 The proposed development would trigger no material increase in parking requirement under policy. The existing property when considered against current PSP16 standards only has 1no. parking space in policy terms, due to the garage not being of a sufficient size. As such, any impact would be neutral in policy terms. Accordingly, there are no grounds on which to resist the proposal in parking terms, when considered against adopted policy and taking a balanced approach.
- 5.16 The test for highways refusals set out in the NPPF is that there should be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Charborough Road is a 30mph residential road with parking restrictions in places (e.g., on the junction with Soutmead Road, or where Dunkeld Avenue joins Charborough Road). Whilst one extra vehicle parking on the street may be something of an inconvenience, it is difficult to consider that this would present any impacts that would meet the criteria of being unacceptable or severe. Moreover, given the restricted size of the garage and the existing 2 parking space requirement, it would be likely that should the occupier of no.20 have two cars they would need to park one on the road currently, which would not change should permission be granted.
- 5.17 In light of the above, there are no reasonable grounds on which to resist the proposed extension in highways or parking terms, when considering the existing deficiency in parking and the neutral impact that the proposal would have.

### **Impact on Equalities**

- 5.18 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is

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

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

#### 5.20 Other Matters

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

5.21 As discussed above, this is a householder planning application for an extension, not an HMO. The property potentially being an HMO in the future is not a reasonable ground to refuse an otherwise currently acceptable householder development. Use of a C3 dwelling as a C4 small HMO (for up to 6 people) does not require planning permission and is permitted development, in any event.

5.22 Removing permitted development rights for HMO use (schedule 2, part 3, class L rights) would need to meet the tests of a planning condition set out in the NPPF. Such a condition in this instance would not be reasonable or necessary and as such, would be open to appeal if applied. Moreover, it could be seen to pre-empt a future article 4 direction, which is currently subject to its own consultation.

5.23 The owner of no.20 may already own other properties, but this or their motivation for the development is not a material consideration.

## 6. CONCLUSION

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

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

## 7. RECOMMENDATION

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

## **CONDITIONS**

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

Reason

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

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

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

20/CR/FP/00/P - Site location plan  
20/CR/FP/01/P - Ground floor plan existing  
20/CR/FP/02/P - Ground floor plan proposed  
20/CR/FP/03/P - First floor plan existing  
20/CR/FP/04/P - First floor plan proposed  
20/CR/FP/05/P - Front elevation existing  
20/CR/FP/06/P - Front elevation proposed  
20/CR/FP/07/P - Rear elevation existing  
20/CR/FP/08/P - Rear elevation proposed  
20/CR/FP/09/P - Side elevation on A existing  
20/CR/FP/10/P - Side elevation on A proposed  
20/CR/FP/11/P - Site plan - existing  
As received 8th February 2022

20/CR/FP/12/P A - block plan proposed  
As received 10th February 2022

Reason

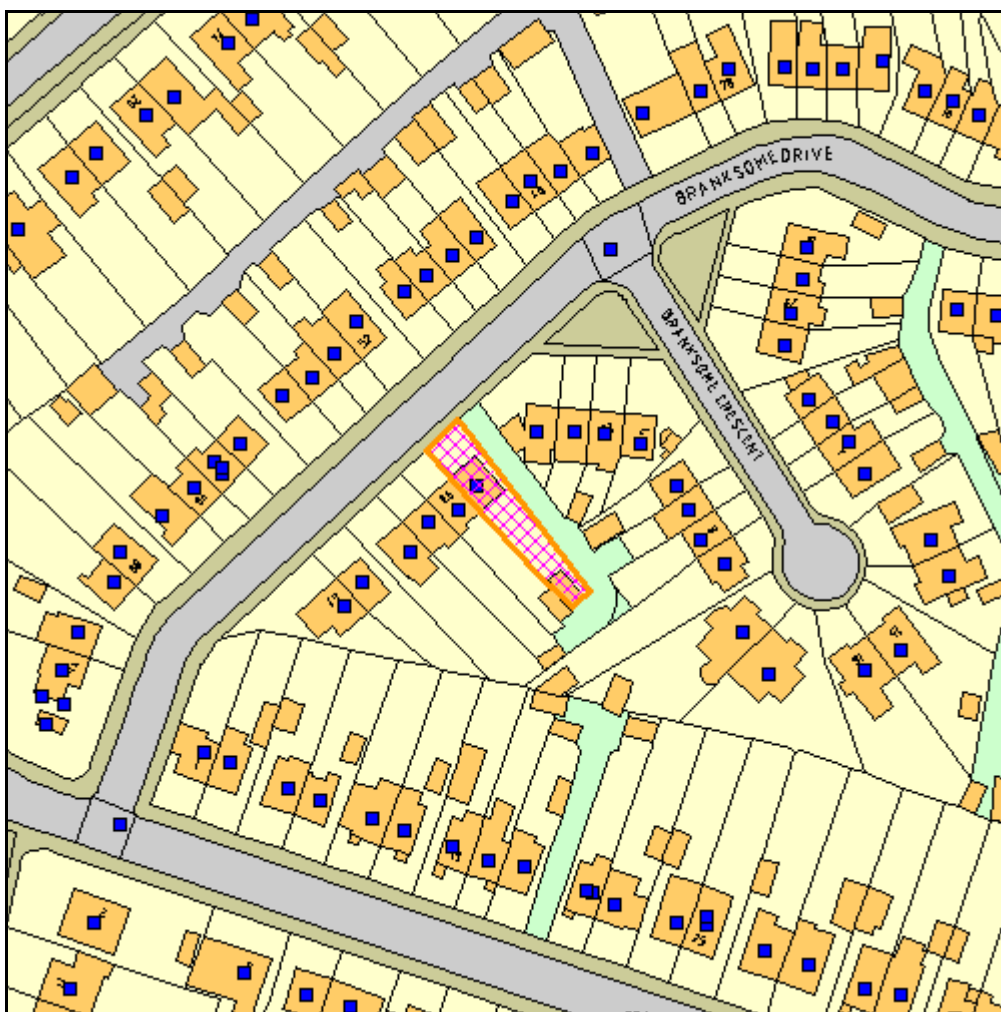
For the avoidance of doubt and to define the exact terms of the permission.

**Case Officer: Alex Hemming**  
**Authorising Officer: David Stockdale**



**CIRCULATED SCHEDULE NO. 13/22 - 1st April 2022**

<b>App No.:</b>	P22/00890/HH	<b>Applicant:</b>	Mr and Mrs Walker
<b>Site:</b>	31 Branksome Drive Filton South Gloucestershire BS34 7EG	<b>Date Reg:</b>	16th February 2022
<b>Proposal:</b>	Erection of a single storey side and rear extension to form additional living accommodation with raised rear decking.	<b>Parish:</b>	Filton Town Council
<b>Map Ref:</b>	360551 179222	<b>Ward:</b>	Filton
<b>Application Category:</b>	Householder	<b>Target Date:</b>	12th April 2022



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

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

This application appears on the Council's Circulated Schedule procedure following an objection from the Councillor and 3no. comments of objection from local residents contrary to the findings of this report and the officer recommendation.

### **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the erection of a single storey side and rear extension to form additional living accommodation with raised rear decking.
- 1.2 The application site can be found at No.31 Branksome Drive, located within the established built up residential area of Filton, and is set within a good sized plot. The dominant feature within the site is a two-storey end-of-terrace dwellinghouse.

### **2. POLICY CONTEXT**

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

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

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

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

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

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

3.1 No relevant planning history.

### **4. CONSULTATION RESPONSES**

4.1 Filton Parish Council  
No comments received.

4.2 The Archaeology Officer Natural & Built Environment Team  
No comments received.

4.3 Councillor  
Objection. A condition to be placed on this application should it be approved - this property will not at any time be converted to a HMO by the existing or future owners.

4.4 Local Residents  
3no. comments received from local residents objecting to the proposed development. The following concerns have been raised:

1. Reduce the outlook of the sky from the rear rooms of our property
2. Reduce the natural light to the rear rooms of our property
3. Height of extension
4. Make our rear patio feel enclosed
5. Negative impact on the value of our property and quality of life
6. The property has only just completed a significant extension in the form of a loft conversion.
7. Insufficient parking
8. The property will be very attractive to investment buyers looking to use it as a house of multiple occupancy (HMO).

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

5.1 Principle of Development  
The application site is situated within the north fringe of Bristol's urban area and is currently utilised as a C3 dwellinghouse. The proposed development would extend the area of living accommodation within the property at the expense of section of side curtilage and rear garden.

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

5.2 Design and Visual Amenity  
Policy CS1 of the Core Strategy and policy PSP38 of Policies, Sites and Places Plans seeks to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by,

respect, and enhance the character, distinctiveness and amenity of both the application site and its context.

**5.3 *Single-storey side extension***

The proposed side extension would be tapered due to the angle of the site boundary; at its widest section it would project (approx.) 1.7 metres from the property's north-east elevation and at its narrowest section protrude 1.3 metres. The extension would sit in line with the host dwelling's principal elevation and have an overall depth of 6.5 metres. The new addition will feature a mono-pitched roof form, which will rise from an eaves height of 2.5 metres to a maximum ridge height of 3 metres. Additionally, the extension's north-east wall which will sit tight against the site boundary will incorporate a parapet gutter detail.

**5.4 *Single-storey rear extension***

The proposed rear extension would project (approx.) 3 metres into the garden and span the width of the property, measuring a distance of 5.3 metres. Alike the proposed side addition, the rear extension will have a simple mono-pitched roof, but will have a slightly steeper pitch, rising from an eaves height of 2.6 metres to a ridge height of 3.9 metres. Installed within the roof structure will be 3no. skylights.

5.5 External finish to the extensions will be render with brown concrete tiled roof to match the host dwelling. Whilst all new doors and windows would be double glazed set in grey aluminium frames.

**5.6 *Raised rear decking***

Installation of raised decking forms part of the proposed development. The decking will increase the external floor level by (approx.) 0.4 metres to form a 6 sq. metre platform that is somewhat level with the property's internal ground floor. There will be a step down from the decking providing access to the lower grassed section of garden.

5.7 Combined, the proposed development will facilitate with the property's internal remodelling and refurbishment. The scheme will provide the home with an entrance lobby and downstairs WC, as well as create a new approach to the dwelling, relocating the property's primary access door from the side to the front elevation. Furthermore, the proposals will open up the rear of the property to create a large kitchen/diner/living space that has an increased connection to the garden, benefiting for modern living.

5.8 The side extension looks to maximise developable area and footprint by building up to the property's boundary, resulting in the design tapering. It is acknowledged that this is contrary to the Householder Design Guide (Adopted March 2021), due to the desire to let functional requirements override the consideration of aesthetics, which in turn results in the extension being at odds with the geometry of the main dwelling.

5.9 Nevertheless, upon review of the surrounding area, there appears to be a relatively scattered settlement pattern. The property is also set back from the road by (approx.) 6 metres and sits adjacent to a private lane which provides

access to the host dwelling and neighbours rear garages. In this instance the extension appears subservient to the host dwelling, achieved by its modest scale. As such, whilst the extension will be visible from Branksome Drive, the addition would not be prominent. The overall impact on the street scene would be minimal.

- 5.10 Turning attention to the rear extension, the proposal has been designed to respect the existing property through its proportions and choice of materials, ensuring that the aesthetical appearance of the dwelling is harmonious and continues to complement neighbouring properties. As such, the proposed development is broadly in compliance with CS1 and PSP38.
- 5.11 Residential Amenity  
Policy PSP8 of the Policies, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.
- 5.12 Due to the application site being an end plot, located directly adjacent to a private access lane. This results in a minimum separation distance of (approx.) 4 metres between the proposed extensions and the north-east neighbour (No.29), serving to mitigate concerns regarding overbearing effect on this neighbour. As such, the only potentially affected neighbour of the proposed development would be No.33 Branksome Drive.
- 5.13 It is noted that the proposed rear extension will sit up against No.33's adjoining boundary line and exceed the neighbour's rear building line by 3 metres in depth. The extension is modest in scale, achieved by its single-storey nature and mono-pitched roof. In addition, the application dwelling lies to the north-east of No.33 and the gardens are south facing. Therefore, the impact on the level of amenity afforded to this neighbouring dwelling by virtue of overbearing and loss of light is acceptable. It is noted that a depth of 3m is in accordance with the parameters deemed acceptable in the Householder Design SPD. It is accepted that there may be a limited degree of overshadowing to No.33 during the morning but not to a sufficient degree to warrant refusal.
- 5.14 The last amenity concern to be assessed is overlooking as a result of the raised rear decking. Whilst decking it proposed, it is modest in scale, this is in regards to both its height – 40cm- and platform depth. Additionally, the drawings indicate that the existing boundary treatment comprises a fence (approx.) 1.8 metres tall which will serve as sufficient screening. The application site is also located within a well-established sub-urban area, whereby a degree of overlooking is not uncommon and is to be expected. All-inclusive, by reason of the above, the proposed works will not cause any unreasonable harm to residential amenity, satisfying policy PSP8.

5.15 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. Whilst the degree of occupancy within the application dwelling is unknown. The remaining private amenity space exceeds the Council's space standards expected for a 4+ bedroom dwelling. By reason of the above it is found that the proposed development is in full compliance with policy PSP43.

5.16 Transport (Access and Parking)

Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. The proposed development will not trigger a material increase in demand for parking at the site nor will it impact current provision. Therefore, no objection is raised under PSP16.

5.17 Other Matters

During consultation, comments were made regarding concern for potential use of the property as a HMO. Whilst the comments have been acknowledged, they have been given no planning weight as an application needs to be determined on the facts presented, not supposition about future uses or intentions.

5.18 Consideration of likely impact on Equalities

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

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

## 6. CONCLUSION

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

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

## 7. RECOMMENDATION

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

## **CONDITIONS**

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below (received 15th February 2022):

Combined Plans

Reason

To define the terms and extent of the permission.

**Case Officer: Chloe Summerill**

**Authorising Officer: Helen Ainsley**