

# 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: 26/22**

**Date to Members: 01/07/2022**

**Member's Deadline: 07/07/2022 (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 list below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

### **Additional guidance for Members**

Always make your referral request by email to [MemberReferral@southglos.gov.uk](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:**

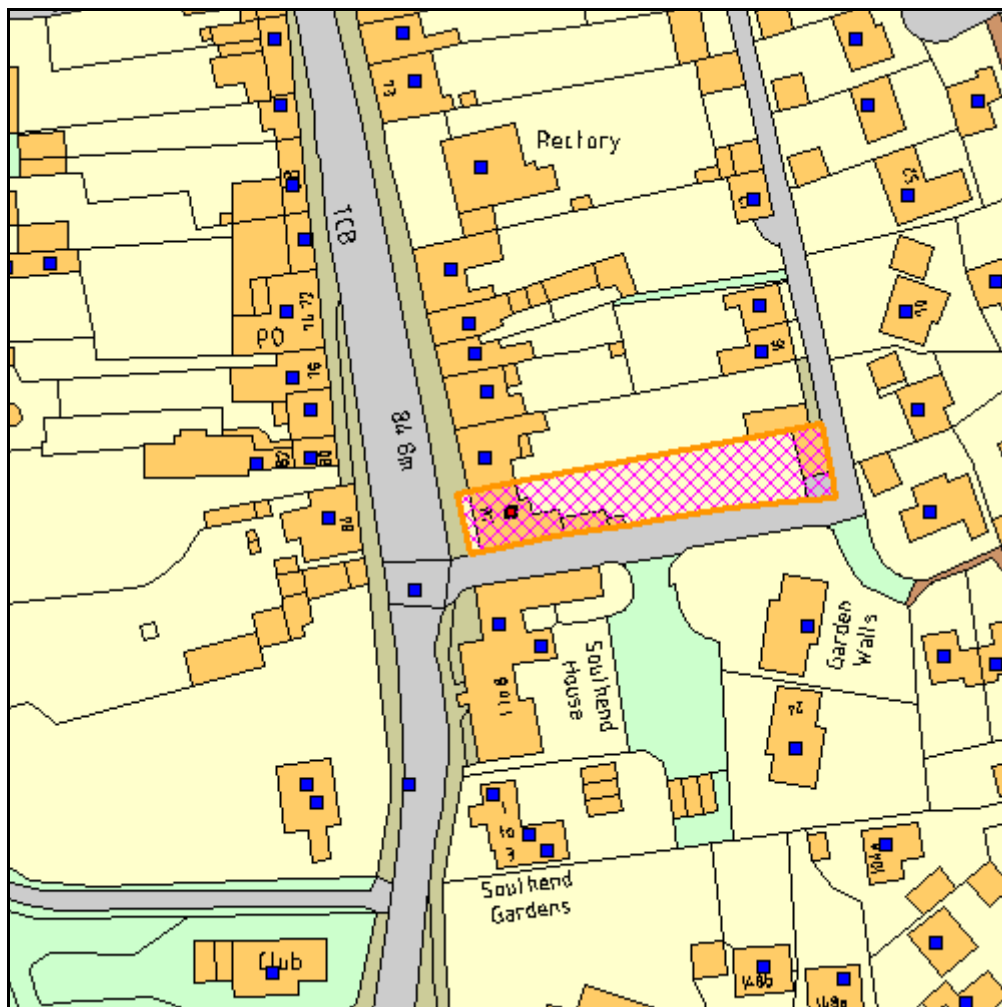
To be emailed to [MemberReferral@southglos.gov.uk](mailto:MemberReferral@southglos.gov.uk)

# CIRCULATED SCHEDULE - 01 July 2022

| ITEM NO. | APPLICATION NO      | RECOMMENDATION          | LOCATION  | WARD                               | PARISH                            |
|----------|---------------------|-------------------------|---|------------------------------------|-----------------------------------|
| 1        | <b>P22/00249/LB</b> | Approve with Conditions | 87 High Street Wickwar South Gloucestershire GL12 8NP                                       | Chipping Sodbury And Cotswold Edge | Wickwar Parish Council            |
| 2        | <b>P22/00250/F</b>  | Approve with Conditions | 87 High Street Wickwar South Gloucestershire GL12 8NP                                       | Chipping Sodbury And Cotswold Edge | Wickwar Parish Council            |
| 3        | <b>P22/01548/F</b>  | Approve with Conditions | Land To The Rear Of Fleur De Lys Shortwood Road Pucklechurch South Gloucestershire BS16 9RA | Boyd Valley                        | Pucklechurch Parish Council       |
| 4        | <b>P22/01749/F</b>  | Approve with Conditions | Building At 90B Bath Road Longwell Green South Gloucestershire BS30 9DE                     | Longwell Green                     | Hanham Abbots Parish Council      |
| 5        | <b>P22/02554/HH</b> | Approve with Conditions | Field House 127 Bristol Road Frampton Cotterell South Gloucestershire BS36 2AU              | Frampton Cotterell                 | Frampton Cotterell Parish Council |
| 6        | <b>P22/02650/F</b>  | Approve with Conditions | 125 Bath Road Willsbridge South Gloucestershire BS30 6ED                                    | Longwell Green                     | Oldland Parish Council            |
| 7        | <b>P22/02792/HH</b> | Refusal                 | 39 Stone Lane Winterbourne Down South Gloucestershire BS36 1DH                              | Winterbourne                       | Winterbourne Parish Council       |
| 8        | <b>P22/02802/F</b>  | Approve with Conditions | Wick Filling Station 81 London Road Wick South Gloucestershire BS30 5SJ                     | Boyd Valley                        | Wick And Abson Parish Council     |
| 9        | <b>P22/02838/HH</b> | Approve with Conditions | 82 High Street Oldland Common South Gloucestershire BS30 9TH                                | Bitton And Oldland Common          | Bitton Parish Council             |

**CIRCULATED SCHEDULE NO. 26/22 -1st July 2022**

|                              |   |                     |  |
|------------------------------|---|---------------------|--|
| <b>App No.:</b>              | P22/00249/LB  | <b>Applicant:</b>   | Mr and Mrs Cotton                        |
| <b>Site:</b>                 | 87 High Street Wickwar South<br>Gloucestershire GL12 8NP  | <b>Date Reg:</b>    | 20th January 2022                        |
| <b>Proposal:</b>             | Installation of replacement garage door and cladding on outbuilding. Partial demolition of rear garden wall to form gateway, installation of 2.2m entrance gate | <b>Parish:</b>      | Wickwar Parish Council                   |
| <b>Map Ref:</b>              | 372461 188304   | <b>Ward:</b>        | Chipping Sodbury<br>And Cotswold<br>Edge |
| <b>Application Category:</b> | Minor   | <b>Target Date:</b> | 14th March 2022                          |



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N.T.S.

P22/00249/LB

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

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

There is an objection from Wickwar Parish Council, which is contrary to Officer recommendation.

## **1. THE PROPOSAL**

- 1.1 Hope House, 87 High Street is a Grade II listed building, sited within Wickwar Conservation Area. Five of the adjoining buildings in the High Street are also Grade II listed. The building itself dates from c. 1700 within remodelling in the 1820s.
- 1.2 There are several elements to the application as proposed, which relate to the existing outbuilding and rear boundary wall. The following is proposed as part of the application;
- Replace the existing wall cladding with painted vertical timber cladding
  - Replace the garage door with a vertical timber garage door
  - Replace the roof sheeting with colour coated metal corrugated sheeting
  - Introduction of a new opening in the rear wall with a gate
  - Creation of parking and hardstanding to the rear

## **2. POLICY CONTEXT**

### **2.1 National Guidance**

Planning (Listed Buildings and Conservation Areas) Act 1990  
National Planning Policy Framework  
Planning Policy Guidance

### **2.2 Development Plans**

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

CS4a Presumption in Favour of Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility  
CS9 Managing the Environment and Heritage

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

|       |  |
|-------|--|
| PSP1  | Local Distinctiveness                              |
| PSP2  | Landscape  |
| PSP3  | Trees and Woodland                                 |
| PSP8  | Residential Amenity                                |
| PSP11 | Transport Impact Management                        |
| PSP16 | Parking Standards                                  |
| PSP17 | Heritage Assets and Historic Environment           |
| PSP38 | Development within Existing Residential Curtilages |
| PSP43 | Private Amenity Space                              |

- 2.3 Supplementary Planning Guidance  
Design Checklist SPD (adopted) 2007  
Residential Parking Standards SPD (adopted) 2013

### 3. RELEVANT PLANNING HISTORY

- 3.1 PK09/5594/F – Erection of rear porch (resubmission of PK09/0432/F) – Permitted 2<sup>nd</sup> December 2009
- 3.2 PK09/5680/LB - Internal and external alterations to dwelling including repairs or replacement of roof, porch, windows and doors. (Resubmission of PK09/0433/LB). – Permitted 2<sup>nd</sup> December 2009
- 3.3 PK11/1646/LB - Alteration to roof to replace existing roof tiles with reclaimed Double Roman tiles.
- 3.4 P22/00249/LB - Installation of replacement garage door and cladding on outbuilding. Partial demolition of rear garden wall to form gateway, installation of 2.2m entrance gate – Pending consideration

### 4. CONSULTATION RESPONSES

- 4.1 Wickwar Parish Council  
Object to the application as the demolition of the wall is contrary to the preservation of the conservation area.
- 4.2 Other Consultees  
**Conservation Officer** – No objection to the proposal, raising the following comments;
- Creation of the new access is acceptable
  - Re-cladding of the outbuilding is acceptable
  - Removal of the side boundary wall is not acceptable
  - Try to encourage traditionally hung garage doors in the conservation area

**Arboricultural Officer** – No objection, subject to condition

#### Other Representations

- 4.3 Local Residents  
5 letters of support (from 4 different individuals) received, raising the following comments;
- Sensitive proposals to allow off street parking should be encouraged
  - Lack of existing on street parking
  - Negligible impact on the historic character and visual amenity of the surrounding area
  - Wall is out of the way and will not be a huge loss to the environment



## 5. ANALYSIS OF PROPOSAL

- 5.1 Impact on the listed building and the conservation area  
The application relates to a building within the setting of the Grade II listed Hope House and the Wickwar Conservation Area. The building itself appears to be curtilage listed to main building. The Council has a statutory duty under sections 66(1) and 72(1) of the Act to ensure that new development would preserve or enhance the setting and appearance of the listed building and conservation area.
- 5.2 The proposed recladding and reroofing of the existing outbuilding would not result in the change to the size and scale of the building and its relationship to the principal listed building. The proposed materials are considered to be appropriate in this context. Concern was raised over the style of door proposed, with the preference being side hung doors rather than an up and over style. The proposed doors would be timber and painted in an appropriate colour and replace the existing poor quality doors. It is therefore considered on balance that this element of the proposal would lead to an improvement to the appearance of the outbuilding and are acceptable.
- 5.3 The parish council have objected to the creation of the opening in the rear wall. There is currently no rear access to the rear of the property and it is likely that there would have been a rear access to the property historically. There are examples of openings in the rear walls along Back Lane. The side wall would remain intact. The proposed gate is considered to have an acceptable appearance. It is not considered that the creation of an access to the rear would have an adverse impact on the character of the conservation area.
- 5.4 The application proposes the creation of a hardstanding and parking area adjacent to the rear boundary. The placement of the hardstanding would still allow the plot to read as a burbage plot. It is not considered that the proposed development would have an adverse impact on the character of the character and setting of the conservation or the listed building.
- 5.5 For the reasons set out above, the proposed development is considered to preserve the setting of the listed building and the conservation area. It is considered that it complies with the advice contained within the NPPF and Policies CS9 and PSP17. On the basis of the above, the Council's statutory duties set out in the Act have been fulfilled.
- 5.6 Impact on highway safety  
The property does not currently benefit from off street parking. The proposed development would allow from off street parking for the property. During the pre-application phase, the Sustainable Transport team requested that the side boundary wall was partially removed to allow for an appropriate visibility splay. This is not acceptable from a heritage point of view and has not been proposed in the application.
- 5.7 The creation of the access and the hardstanding does not need planning permission and would only require listed building consent. This part of Back Lane is narrow, so cars approaching this area are approaching slowly and

cautiously. There is an existing area of hard standing between the wall and the highway, which provides some additional visibility. It is therefore not considered that there would be any adverse impacts on highway safety as a result of this proposal.

5.8 Impact on trees

There is a tree in the back garden, which could be impacted by the proposed development. It is unlikely that the development would cause a structural risk, a condition will be imposed to ensure that the tree would not be damaged during the construction nor would there be any long term impacts.

5.9 Impact on residential amenity

Due to the nature of the nature of the proposal, there would be no adverse impacts on residential amenity.

5.10 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

## 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 Planning permission be **GRANTED**, subject to the conditions set out in the decision notice.

## CONDITIONS

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

Reason

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

2. The development shall be carried out in accordance with the following drawings;

Drawings numbered 414-001, -002, -010 and -011, received by the Council on 17th January 2022.

Reason

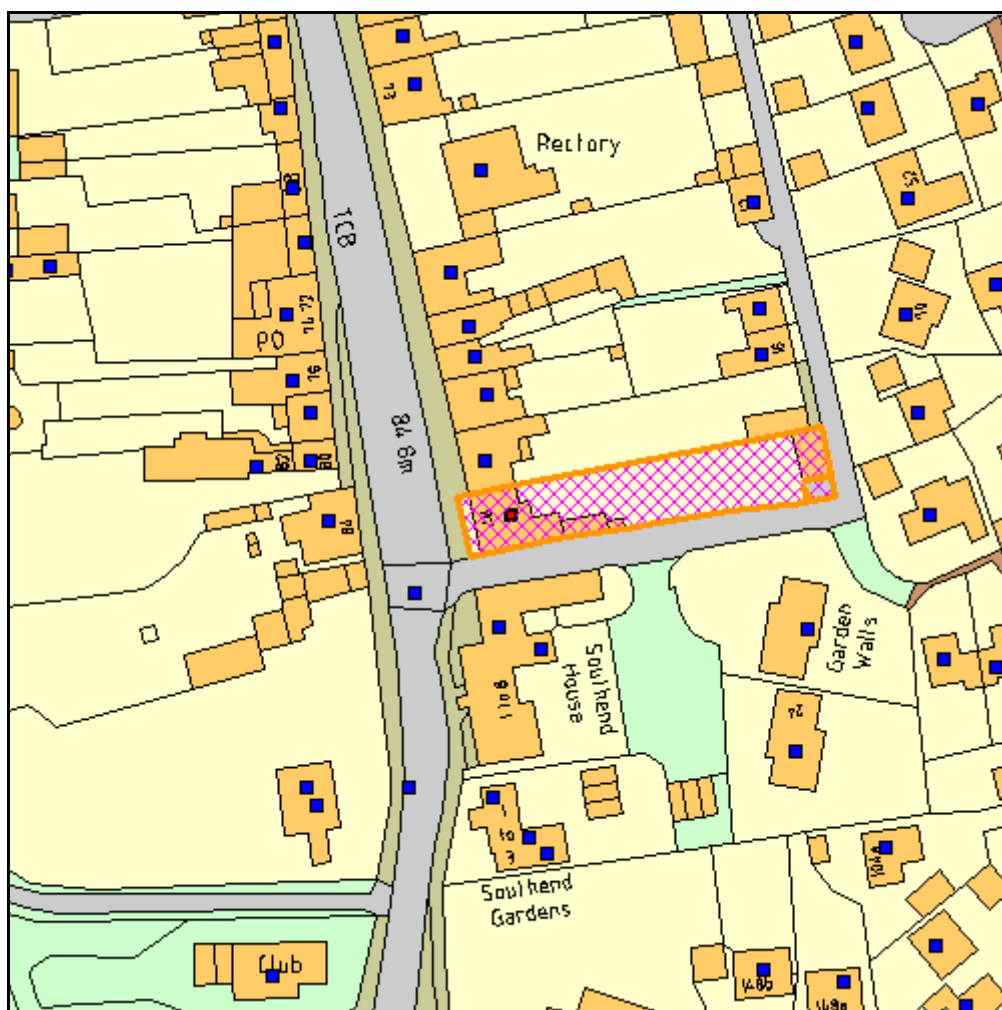
To define the terms and extent of the permission

**Case Officer: Suzanne D'Arcy**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 26/22 - 1st July 2022**

|                              |  |                     |  |
|------------------------------|--|---------------------|--|
| <b>App No.:</b>              | P22/00250/F  | <b>Applicant:</b>   | Mr and Mrs Cotton                        |
| <b>Site:</b>                 | 87 High Street Wickwar South<br>Gloucestershire GL12 8NP   | <b>Date Reg:</b>    | 20th January 2022                        |
| <b>Proposal:</b>             | Partial demolition of rear wall to form gateway, installation of 2.2m entrance gate and creation of hardstanding for parking area. | <b>Parish:</b>      | Wickwar Parish Council                   |
| <b>Map Ref:</b>              | 372461 188304  | <b>Ward:</b>        | Chipping Sodbury<br>And Cotswold<br>Edge |
| <b>Application Category:</b> | Householder  | <b>Target Date:</b> | 14th March 2022                          |



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P22/00250/F

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

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

There is an objection from Wickwar Parish Council, which is contrary to Officer Recommendation.

#### **1. THE PROPOSAL**

- 1.1 Hope House, 87 High Street is a Grade II listed building, sited within Wickwar Conservation Area. Five of the adjoining buildings in the High Street are also Grade II listed. The building itself dates from c. 1700 within remodelling in the 1820s.
- 1.2 There are several elements to the application as proposed, which relate to the existing outbuilding and rear boundary wall. The following is proposed as part of the application;
  - Replace the existing wall cladding with painted vertical timber cladding
  - Replace the garage door with a vertical timber garage door
  - Replace the roof sheeting with colour coated metal corrugated sheeting
  - Introduction of a new opening in the rear wall with a gate

#### **2. POLICY CONTEXT**

##### 2.1 National Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990  
National Planning Policy Framework  
Planning Policy Guidance

##### 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013  
CS9 Managing the Environment and Heritage

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

PSP17 Heritage Assets and Historic Environment

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

- 3.1 PK09/5594/F – Erection of rear porch (resubmission of PK09/0432/F) – Permitted 2<sup>nd</sup> December 2009
- 3.2 PK09/5680/LB - Internal and external alterations to dwelling including repairs or replacement of roof, porch, windows and doors. (Resubmission of PK09/0433/LB). – Permitted 2<sup>nd</sup> December 2009
- 3.3 PK11/1646/LB - Alteration to roof to replace existing roof tiles with reclaimed Double Roman tiles.

- 3.4 P22/00250/LF - Installation of replacement garage door and cladding on outbuilding. Partial demolition of rear garden wall to form gateway, installation of 2.2m entrance gate – Pending consideration

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

4.1 Wickwar Parish Council

Object to the application as the demolition of the wall is contrary to the preservation of the conservation area.

4.2 Other Consultees

**Conservation Officer** – No objection to the proposal, raising the following comments;

- Creation of the new access is acceptable
- Re-cladding of the outbuilding is acceptable
- Removal of the side boundary wall is not acceptable
- Try to encourage traditionally hung garage doors in the conservation area

#### **Other Representations**

4.3 Local Residents

1 letter of support received, raising the following comments;

- Parking is a problem in Wickwar
- Support attempt to alleviate some of the parking issues

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

5.1 Impact on the listed building and the conservation area

The application relates to a building within the setting of the Grade II listed Hope House and the Wickwar Conservation Area. The building itself appears to be curtilage listed to main building. The Council has a statutory duty under sections 16 and 72(1) of the Act to ensure that new development would preserve or enhance the setting and appearance of the listed building and conservation area.

- 5.2 The proposed recladding and reroofing of the existing outbuilding would not result in the change to the size and scale of the building and its relationship to the principal listed building. The proposed materials are considered to be appropriate in this context. Concern was raised over the style of door proposed, with the preference being side hung doors rather than an up and over style. The proposed doors would be timber and painted in an appropriate colour and replace the existing poor quality doors. It is therefore considered on balance that this element of the proposal would lead to an improvement to the appearance of the outbuilding and are acceptable.

- 5.3 The parish council have objected to the creation of the opening in the rear wall. There is currently no rear access to the rear of the property and it is likely that there would have been a rear access to the property historically. There are examples of openings in the rear walls along Back Lane. The side wall would remain intact. The proposed gate is considered to have an acceptable

appearance. It is not considered that the creation of an access to the rear would have an adverse impact on the character of the conservation area.

- 5.4 The application proposes the creation of a hardstanding and parking area adjacent to the rear boundary. The placement of the hardstanding would still allow the plot to read as a burbage plot. It is not considered that the proposed development would have an adverse impact on the character of the character and setting of the conservation or the listed building.
- 5.5 For the reasons set out above, the proposed development is considered to preserve the setting of the listed building and the conservation area. It is considered that it complies with the advice contained within the NPPF and Policies CS9 and PSP17. On the basis of the above, the Council's statutory duties set out in the Act have been fulfilled.

5.6 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

## 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 approve listed building consent has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

## 7. RECOMMENDATION

- 7.1 Listed building consent be **APPROVED**, subject to the conditions set out in the decision notice.

## CONDITIONS

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

Reason

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

2. No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows on site or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land. No machinery shall be stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

Reason

To ensure the retention of trees on site in the interests of visual amenity, in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013) and Policy PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017)

3. The development shall be carried out in accordance with the following drawings;

Drawings numbered 414-001, -002, -010 and -011, received by the Council on 17th January 2022.

Reason

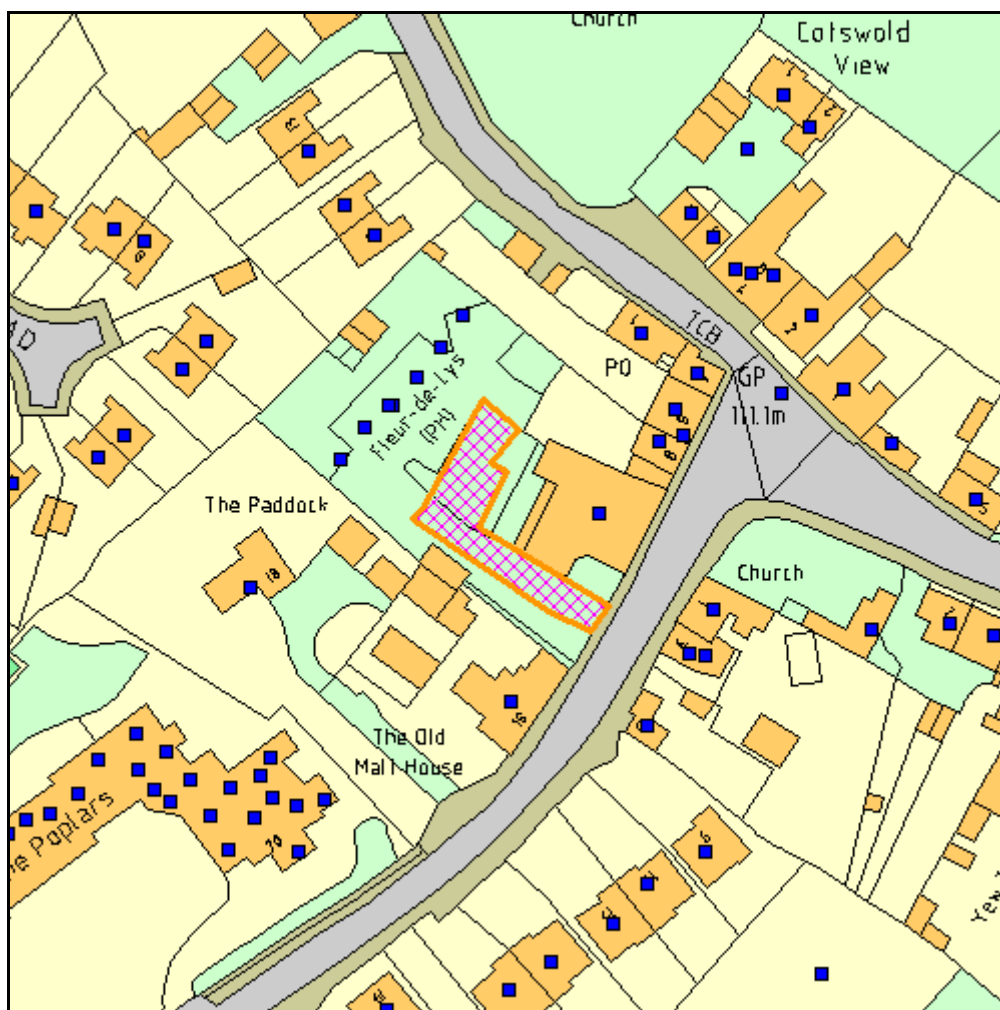
To define the terms and extent of the permission

**Case Officer: Suzanne D'Arcy**  
**Authorising Officer: David Stockdale**



**CIRCULATED SCHEDULE NO. 26/22 -1st July 2022**

|                              |   |                     |                             |
|------------------------------|---|---------------------|-----------------------------|
| <b>App No.:</b>              | P22/01548/F   | <b>Applicant:</b>   | Flyer de Lys Limited        |
| <b>Site:</b>                 | Land To The Rear Of Fleur De Lys<br>Shortwood Road Pucklechurch South<br>Gloucestershire BS16 9RA | <b>Date Reg:</b>    | 12th March 2022             |
| <b>Proposal:</b>             | Erection of 1 no. detached dwelling and associated works.   | <b>Parish:</b>      | Pucklechurch Parish Council |
| <b>Map Ref:</b>              | 369923 176426   | <b>Ward:</b>        | Boyd Valley                 |
| <b>Application Category:</b> | Minor   | <b>Target Date:</b> | 6th May 2022                |



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N.T.S.

P22/01548/F

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

### **REASON FOR APPEARING ON CIRCULATED SCHEDULE**

This application appears on the Council's Circulated Schedule procedure following an objection by the Parish Council and over 3no comments from local residents, contrary of the officer recommendation detailed below.

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## **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of 1 no. detached dwelling and associated works at Land To The Rear Of Fleur De Lys, Pucklechurch.
- 1.2 The site is within the defined settlement of Pucklechurch. It is also within the Pucklechurch Conservation Area and the setting of a number of listed buildings, most notably St Thomas a Becket's Church.
- 1.3 Since the point of submission, the overall height has been reduced, skylights have been raised up within the roof face and a swift box included. A minor amendment to the red line plan has also been made to include the proposed parking space. The dwelling now only contains two bedrooms.

## **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework  
National Planning Policy Guidance
- 2.2 South Gloucestershire Local Plan Core Strategy (Adopted) 2013  
CS1 High Quality Design  
CS4A Presumption in Favour of Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility  
CS9 Managing the Environment and Heritage  
CS15 Distribution of Housing  
CS16 Housing Density  
CS17 Housing Diversity  
CS23 Community Infrastructure and Cultural Activity
- 2.3 South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017  
PSP1 Local Distinctiveness  
PSP2 Landscape  
PSP8 Residential Amenity  
PSP11 Transport Impact Management  
PSP16 Parking Standards  
PSP17 Heritage Assets and the Historic Environment  
PSP20 Flood Risk, Surface Water, and Watercourse Management  
PSP34 Public Houses

## PSP43 Private Amenity Space Standards

- 2.4 Supplementary Planning Guidance  
Design Checklist SPD (Adopted) August 2007  
Residential Parking Standard SPD (Adopted) December 2013  
Renewables SPD (Adopted) November 2014  
Landscape Character Assessment SPD (Adopted) November 2014  
CIL and S106 SPD (Adopted) March 2015  
Waste Collection SPD (Adopted) January 2015 (updated March 2017)  
Pucklechurch Conservation Area (Adopted) July 2010

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

- 3.1 P19/5721/CLE – Appeal allowed on 24.02.2020  
Continued use as restaurant (Class A3). – Appealed for non-determination.
- 3.2 P19/19005/F – Refused on 10.02.2020. Appeal dismissed on 27.08.2020.  
Demolition of single storey rear extension to existing building; erection of 9 no. dwellings, with associated works –
- 3.3 P20/18183/F – Withdrawn on 19.11.2020.  
Change of use of public house/restaurant/expanded food provision, to 1no. residential dwellinghouse (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), to include parking and associated works.
- 3.4 P20/05814/F – Appeal dismissed on 13.04.2021.  
Demolition of single storey rear extension to Fleur de Lys. Erection of 8no. dwellings with associated works (resubmission of P19/19005/F).
- 3.5 P21/00127/F – Permission Granted on 25.6.2021  
Change of use of public house/restaurant/expanded food provision, to 1no. residential dwellinghouse (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), to include parking and associated works. (re-submission of P20/18183/F).
- 3.6 P22/02688/F – Pending Determination  
Change of use of public house/restaurant/expanded food provision (Sui Generis), to 3no. dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), to include parking and associated works.
- 3.7 P20/23558/F – Permission Granted, 17/11/2021  
Demolition of single storey rear extension to Fleur de Lys. Erection of 6no. dwellings with associated works (resubmission of P20/05814/F).

### 4. **CONSULTATION RESPONSES**

- 4.1 Pucklechurch Parish Council – Objection  
*“This is to all intents and purposes a proposal to construct a 3 bedroomed two-storey property, but it is not clear that it allows for safe adequate off-road car*

*parking space as per SGC's parking standards and therefore contrary to PSP16.*

*“Two spaces are shown to the rear/side of the proposed dwelling that also provide access to an electric car charging point ' what is not clear is whether these car parking spaces conform to SGC's required parking standards and it is also not clear whether there is an adequate visibility splay required to enable safe access and egress. No turning point is available which adds to the possibility of collisions occurring should cars be driven nose in to the two spaces. No allowance is made for visitor parking.*

*“The plans provided also show 2 car parking spaces positioned alongside those provided for the conversion of the public house to a dwelling and the development of the associated micropub. The latter were conditioned as part of the permission attached to application number P21/00127/F as follows:*

*“The vehicular and cycle parking as indicated on plan 19.016 - 055 (A) (as received 5th May 2021) shall be provided. Two of the spaces shall be allocated for residents of the dwelling and clearly demarked as such. Two of the spaces shall be allocated for patrons of the micropub and clearly demarked as such. The spaces shall be provided prior to the first occupation of either the dwelling or the micropub and thereafter retained for that purpose.’*

*“The plan for P21/00127/F clearly shows 4 car-parking spaces, whereas these appear to have become 6 in the plans provided with this application - Council assumes this is an old plan that has been edited to accompany this application, but it should be made clear that these spaces are already allocated and not available.*

*“Pucklechurch parish council (PPC )would also like clarification whether or not the statement that 'The proposal would exceed the National Space Standard requirement of 84sqm for a three-bed, four-person dwelling' is correct.*

*“The 'SAP & PEA' document describes both floors as being 48 sqm make a total of 96 sqm rather than 97sqm as articulated on p4 of the Design & Access statement - however since the bedrooms are set within the 'roof space' it is not clear from what has been provided, for example, whether or not (or how) areas with a headroom of less than 1.5m have been accounted for, or that an allowance has been made for the 2.5 sqm of built-in storage within the Gross Internal Area calculation.*

*“The standard for a 3b4p two storey building requires 84 sqm plus 2.5 sqm of built-in storage and also that any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage ' it would seem that the bathroom is also for the most part set into the eaves in an area that would not have a minimum 1.5m headroom. Clarifications is also required on whether or not both bedrooms 2 and 3 meet the standard minimum width requirements when headroom and storage have been accounted for as per the complexities articulated in the technical nationally described space standard.”*

4.2 Sustainable Transport – No objection, conditions recommended.

4.3 Conservation Officer – No objection, conditions recommended.

4.4 Environmental Health – No objection, informative recommended.

4.5 Housing Enabling – No affordable housing required.

“Affordable housing is not sought at this site, as the size and number of dwellings does not meet the threshold for affordable housing, and the site is not within an area of AONB as stated in the National Planning Policy Guidance and other requirements under Policy CS18 of the Council’s adopted Core Strategy Development Plan Document.

“However, it is noted that there is a recent history of applications for this site and for the change of use for the public house. Therefore, the Housing Enabling Team would recommend that, if planning permission is granted, an informative is attached advising that should any of the land immediately adjacent of this scheme come forward for residential development then the whole site, including this current scheme, would be considered for Affordable Housing.”

4.6 Lead Local Floor Authority – No objection.

4.7 Historic England – No objection.

#### Public Response

4.8 10 objection letters, one support letter, and one neutral letters have been received in response to the period of statutory consultation. The key points are summarised below:

#### *Objection*

- Over development;
- Increased pressure and congestion on the public highway;
- Insufficient parking;
- Harm to highway and pedestrian safety;
- Increased pressure on utilities;
- The Fleur when converted to a domestic dwelling, will be an imposing and grand building deserving of a suitably sized garden;
- Harm to the cul-de-sac;
- Brings the development above the agreed number from the previously approved application;
- Harm to village environment; and
- Increased density which out of character with its setting.

#### *Neutral*

*“Ok as long as its private and not council but really we do have enough properties on that road we don’t need any more should’ve been left as a pub or b&b.”*

#### *Support*

*“Would complement the area and is much needed.”*

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

This application seeks full planning permission for the erection of 1 no. detached dwelling and associated works. for which is located within an established an established settlement boundary. Policy CS5 seeks to locate most new development within the north and east Fringes of the Bristol urban area, with lesser scale of development at Yate/Chipping Sodbury and Thornbury.

5.2 The proposed development is acceptable in principle as set out in policy CS5. Further material consideration include that of impact to heritage assets, visual amenity, residential amenity and highway safety. These detailed matters will be discussed below.

5.3 Its noted that the application site forms part of the former beer garden associated with the former A4/Sui Generis public house, for which policy PSP34 defines the instances where public houses should be retained. As identified by the planning history, the conversion of the former A4/Sui Generis public house to a single dwelling, in addition to the creation of a micro pub, has already been approved (Ref. P21/00127/F) and remains extant. Due to the location of the proposed dwelling, it would not have any bearing of the area of the proposed micro pub, and thus would not impact upon its viability. Whilst the conversion for the dwelling associated with the above application is yet to commence, officers consider there is a high possibility of implementation due to the outcomes of the former viability report, in addition to another pending application (ref. P22/02688/F) for the conversion of the same building into 3no. dwellings. Therefore taking the above material considerations into the context of the proposal, no objections are raised.

### 5.4 Design, heritage and Visual Amenity

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

5.5 The former Public House is neither listed nor locally listed but is located within a prominent position within the Pucklechurch Conservation Area. The character and style of Fleur De Lys is such that it could also be considered a non-designated heritage asset. The proposals should therefore be assessed in accordance with the following policies and guidance which seek to protect the significance of designated and non-designated heritage assets and their settings

5.6 In the identification of the designated and/or non-designated heritage assets which are affected, or have the potential to be affected by the application proposal, the South Gloucestershire Historic Environment Record (HER) has been viewed. Where heritage assets are identified as affected, or have the potential to be affected, the information contained on the HER has been is used

in an assessment of their significance and consideration of the impact on that significance.

- 5.7 The planning history is clearly set out within the supporting documents which has seen the residential conversion of this former public house and a development of 6no. units on what was its former car park set to the rear.
- 5.8 What was also clearly a key driver in the siting of the new houses was keeping them away from the historic building to ensure that the “old” and the “new” would remain distinct elements despite the change in setting with clear co-visibility in the tandem views of the former public house and the new build set the rear.
- 5.9 Any development that looks to erode the visual and spatial buffer that was achieved needs to be carefully considered, as to subsume the historic building with new dwellings to its rear could risk compromising what is left of the integrity of the building in how it is now experienced. To put another way, any further development to the rear could result in scale of development that would erode what is left of the sense of the visual and architectural primacy that the historic building retained.
- 5.10 Following negotiations, the overall ridge height reduced by 600mm to a max height of 6.4m, and the eaves have been reduced by 200mm to 3.15m. The proposal is now viewed as being far more representative of a converted “mews-style” building and so the relationship between this building and its host should be a comfortable one. Key to the success of the building will also be down to the details and materials, for which can be secured via condition.
- 5.11 Officers however highlight the discrepancy in the plans regarding materials, as the site section includes a pallet of materials which includes natural stone. The proposed elevation themselves are also annotated with “natural stone” elevations, but the material schedule on the proposed elevations and floor plans (dwg no.004 rev.C) indicated a recon stone. Therefore, when the proposed elevations and floor plans are listed in the standard compliance condition, there will need to be a “notwithstanding the material schedule reference to Bradstone rough dressed southwold”.
- 5.12 In terms of the surrounding conservation area, the design of the proposed dwelling is respectful to its setting, and as per the submitted contextual images submitted by the applicant, the structure would only be visible via glimpses from Shortwood Road and when seen would not be out of character.
- 5.13 As per the commentary received from Historic England:

*“the key view from Shortwood Road shows that the position of the proposed dwelling and its extruded form would not coalesce with the Church tower. It appears that this view of the church is maintained. As per our previous advice, we consider that the impact upon the setting of the Grade I Church is low.”*

*“Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 199 and 200.”*

- 5.14 Following these comments, officers find no reason to disagree with the findings of Historic England and that the proposed development would not result in harm to the setting of the Grade I listed church.
- 5.15 Turning to the sites history, it's noted a previous application for a building in this location was dismissed at appeal (ref: APP/P0119/W/20/3263483). Planning application P20/05814/F, which was the subject of the above appeal, proposed, inter alia, a two storey detached dwelling on the area to the rear of the existing building. The building proposed was a 4 bed dwelling, with an eaves height of 4.7 metres and a ridge height of 8.25 metres. A dual-pitched roof with side elevation gable ends was proposed, with the rear elevation facing towards Westerleigh Road.
- 5.16 The Inspector, in dismissing the appeal, noted, *“The development would be prominent to view from the Church porch and the southern part of the Churchyard, where it would enclose the long established open aspect across the appeal site. From this elevated and more distant view the detached single house would be seen in full width occupying a backland position, awkwardly close to the rear of the Fleur De Lys, and at odds with the front facing historic development pattern of the commercial core.”*
- 5.17 A revised application was submitted to the Council (ref: P20/23358/F) for an 8-house scheme. This was revised to 6 houses along the rear of the site, with the detached dwelling (same details as previous application) removed from the scheme prior to approval.
- 5.18 The footprint has been reduced to 57sqm, with two bedrooms and 88sqm of internal floorspace. It would measure 3.15 metres to the eaves, and 6.4 metres to the ridge. The roof has been rotated through 90 degrees, so that the gable end is visible from Westerleigh Road rather than the roof elevation.
- 5.19 In conclusion, the design and scale of the proposed new building is acceptable and while it would result in a change to the existing setting of the historic former public house, the change is not considered to be harmful one. Accordingly, with a more harmonious relationship with its host, it is considered that subject to detailed material conditions, and the removal of permitted development rights, that the revised proposals would not detract from the character or appearance of the Pucklechurch Conservation Area.
- 5.20 Residential Amenity  
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact.



- 5.21 The proposed development would provide a 2bed property, for which sufficient internal space, outlook and access to natural light would be provided. Concerning the provisions of private outdoor amenity space, 60sq m would be provided which would sit behind high level cock and hen stone walling. When taking into consideration the surrounding context of build development, this area would be sufficiently private.
- 5.22 Transport  
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. By way of relevant planning history of the site, it is noted that this site benefits from having extant planning permission for the conversion of the Fleur de Lys to a dwelling house (ref: P21/00127/F), and the erection of six dwellings on the car park to the rear of the site (ref: P20/23558/F).
- 5.23 In terms of parking, it is proposed to provide 2no. tandem parking spaces to the side of the dwelling, to include 1no. electric vehicle charging point. Cycle storage will also be accommodated within the rear garden, along with refuse and recycling storage. Access to the site would be via the existing car park access/proposed access for the six dwellings to the rear.
- 5.24 It has been noted that a number of comments have been received highlighting problems of highway safety as a result of this proposal. As the proposed development would be for a 2bed property, the number of associated vehicular trips is not considered to result in a noticeable increase to the highway network. As such, the proposed development would not result in an unacceptable impact to highway safety and thus by virtue of paragraph 111 of the NPPF, an objection to this notion cannot be sustained.
- 5.25 Housing Enabling  
It is recognised that in addition to this proposal for 1no dwelling, the applicant has another pending application (ref. P22/02688/F) for the conversion of the former public house to 3no dwellings. This is in addition to the previously approved permission (ref. P20/23558/F) for 6no dwellings located to the rear of the site. As such, should this application, and current pending application for the conversion of the public house both be approved, then the trigger for affordable housing contributions (10 dwellings) would have been met, with such contributions sought accordingly. This would be confirmed once the final recommendation on the current pending application (ref. P22/02688/F) is made.
- 5.26 Consideration of likely impact on Equalities  
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. This planning application it is considered to have a neutral impact on equality.

## **6. CONCLUSION**

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

## **7. RECOMMENDATION**

- 7.1 It is recommended that planning permission is GRANTED.

### **CONDITIONS**

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

#### Reason

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

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

Received by the council on 23rd June 2022: Floor Plans and Elevations (Rev C) - Notwithstanding the material schedule reference to Bradstone rough dressed southwold. Received by the council on 20rd June 2022: Proposed Site Sections (Rev D) - Notwithstanding the material schedule reference to Bradstone rough dressed. Received by the council on 28th June 2022: Proposed Site Plan (Rev A). Received by the council on 8th march 2022: Existing Site Plan (And Location Plan).

#### Reason

To define the terms and extent of the permission.

3. Prior to first occupation, the provision of one electric vehicle (type 2 standard, 7kw/ 32Amp) charging point for the approved dwelling must be fully installed. The charging point must remain within a useable condition for the lifetime of the development unless otherwise approved by the council.

#### Reason

To promote sustainable forms of transport and to comply with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

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

Reason

To ensure the development serves to preserve the character and appearance of the conservation area in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out within the NPPF, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013 and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017).

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

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

Reason

To ensure the development serves to preserve the character and appearance of the conservation area in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out within the NPPF, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013 and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017).

6. Prior to the commencement of any relevant works, details or a representative samples of the following materials shall be submitted to and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the agreed samples.
  - a. timber cladding
  - b. tile

Reason

To ensure the development serves to preserve the character and appearance of the conservation area in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out within the NPPF, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013 and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017).

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

Reason

To ensure the development serves to preserve the character and appearance of the conservation area in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out within the NPPF, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013 and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017).

**Case Officer: Thomas Smith**

**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 26/22 - 1st July 2022**

|                              |  |                     |                                 |
|------------------------------|--|---------------------|---------------------------------|
| <b>App No.:</b>              | P22/01749/F  | <b>Applicant:</b>   | Mr and Mrs Ken and Claire Cross |
| <b>Site:</b>                 | Building At 90B Bath Road Longwell Green South Gloucestershire BS30 9DE  | <b>Date Reg:</b>    | 24th March 2022                 |
| <b>Proposal:</b>             | Raising of roof line, erection of extension and other works to facilitate the conversion of existing garage to 1 no. dwelling. | <b>Parish:</b>      | Hanham Abbots Parish Council    |
| <b>Map Ref:</b>              | 365676 171196  | <b>Ward:</b>        | Longwell Green                  |
| <b>Application Category:</b> | Minor  | <b>Target Date:</b> | 17th May 2022                   |



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100023410, 2008.

N.T.S.

P22/01749/F

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

**This application has been referred to the Circulated Schedule as the officer recommendation is contrary to that of Hanham Abbots Parish Council.**

## **1. THE PROPOSAL**

- 1.1 Planning permission is sought for the erection of a front extension, the raising of the roof line and various other works to facilitate the conversion of an existing garage into 1 no. dwelling at 90b Bath Road, Longwell Green.
- 1.2 The application site as defined by the red line boundary comprises of a narrow strip of land alongside the southern flank of the dwellinghouse at 90b Bath Road. The site currently features a single storey garage benefitting from a vehicular access shared with 90a to the rear, gained from a private road serving Longwell House, a three-storey apartment complex situated to the south of the application site. The wider area is predominantly residential in character, exhibiting a broad mix of housing types of no pervasive architectural style, scale or form.
- 1.3 The application site does not benefit from any dedicated planning designations.

## **2. POLICY CONTEXT**

### **2.1 National Guidance**

- i. National Planning Policy Framework 2021
- ii. National Planning Practice Guidance

### **2.2 Development Plans**

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

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

CS15 Distribution of Housing

CS16 Housing Density

CS17 Housing Diversity

CS29 Communities of the East Fringe of Bristol Urban Area

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

PSP1 Local Distinctiveness

PSP8 Residential Amenity

PSP11 Transport Impact Management

PSP16 Parking Standards

PSP38 Development Within Existing Residential Curtilages, Including New Extensions and New Dwellings

2.3 Supplementary Planning Guidance

- i. Design Checklist SPD (Adopted 2007)
- ii. Technical Advice Note: Assessing Residential Amenity 2016
- iii. Residential Parking Standards SPD (Adopted 2013)
- iv. Householder Design Guide SPD (Adopted 2021)
- v. Community Infrastructure Levy and Section 106 Planning Obligations Guide (Adopted 2015)

3. **RELEVANT PLANNING HISTORY**

- 3.1 **P19/15215/F** Raising of roof line to facilitate the conversion of existing garage to form 1 no. dwelling with associated works. **Approved with Conditions** 12<sup>th</sup> February 2020.

This application has not yet been implemented and will expire on 12<sup>th</sup> February 2023.

- 3.2 **DOC21/00139** Discharge of condition 4 (cycle parking) attached to planning permission P19/15215/F. Raising of roof line to facilitate the conversion of existing garage to form 1 no. dwelling with associated works. **Condition Discharged** 17<sup>th</sup> June 2021.

4. **CONSULTATION RESPONSES**

- 4.1 Hanham Abbots Parish Council

Objection – overdevelopment.

- 4.2 Lead Local Flood Authority

No objection subject to advisory note.

- 4.3 Transportation Development Control Officer

No objection subject to condition.

- 4.4 Neighbouring Residents

There has been one response received in support of the proposals.

5. **ANALYSIS OF PROPOSAL**

Principle of Development

- 5.1 The application site is situated within the eastern fringe of Bristol's urban area and is currently utilised as the curtilage of a C3 dwellinghouse. The proposed development would subdivide this plot and extend the existing building to form a new dwelling. This minor intensification of the existing residential use is a form of development that is supported by PSP38 subject to considerations of

visual amenity, residential amenity and highway safety. In addition, Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. As such, the proposal raises no issues in principle subject to the various material considerations addressed below.

### Design, Character & Appearance

- 5.2 Policy CS1 of the Core Strategy and policy PSP1 and PSP38 of the Policies, Sites, and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.3 The proposed development is an almost identical proposal to that which has been previously approved under application P19/15215/F. Since this initial approval was determined there has been additional supplementary design guidance adopted, but no relevant changes to local or national planning policy and consequentially all the elements of this proposal that are unaltered from this previous approval have already been assessed against the current policies and deemed to be acceptable, subject to the conditions of the original permission.
- 5.4 The elements that distinguish the design of this proposal from the previous scheme relate to the introduction of a 1.5 metre front extension, the raising of the ridgeline by a further 0.6 metres, the introduction of grey cladding on the elevations above 1.9 metres, minor alterations to the openings proposed for the north eastern elevation, minor alterations to the positioning of the velux windows and the introduction of solar PV panels upon the south eastern roof plane as well as some minor internal remodelling. These elements shall be considered in turn, before appraising any cumulative impacts.
- 5.5 Extensions that span the width of the front elevation, such as proposed in this instance, are typically resisted on account of their capacity to upset the character and rhythm of the street scene. Yet, on account of the varied built form exhibited upon Bath Road featuring no established character or rhythm, with the application site being a unique feature within this context, this reasoning is not considered to be applicable in this instance. Further, the modest extent of the forward projection would remain set back 2.9 metres from the established building line formed by the adjacent garage of No. 90b, such that it would not afford the new dwelling any greater prominence within the street scene. Therefore, whilst this proposal would not strictly accord with the guidance for front extensions detailed in the Householder Design Guide SPD, it is considered a reasonable addition that would incur no detrimental impact upon the character of the new dwelling, or that of the surrounding area.
- 5.6 The proposed raising of the ridgeline by 0.6 metres from the previously approved P19/15215/F would retain the distinctively asymmetric roof form, but would increase the pitch of the two roof planes. In isolation, such a configuration would appear somewhat irregular, yet this arrangement responds



- positively to the roof form of the adjacent No. 90b. By ensuring that the larger, more prominent south eastern roof plane complements the pitch of the neighbouring dwelling, this development would improve the cohesion between the two, enhancing the design merit of both properties.
- 5.7 Similarly, the introduction of horizontally banded grey cladding is also informed by, and responds positively to, the design features present on the gabled elevations of No. 90b. This use of materials serves to further emphasise the complimentary nature of this smaller dwelling to its larger neighbour, enhancing the cohesion and contribution to the street scene of both properties.
- 5.8 The repositioning of the velux windows within the south eastern roof plane and the alteration of French doors to a standard door and accompanying triple casement window upon the forward elevation are superficial changes of no significance to the overall design merit of the proposal.
- 5.9 The final external alteration relates to the introduction of solar PV panels upon the south eastern roof plane. These would consist of 8 individual panels measuring 1.64m in length and 0.99m in width, arranged in two groupings of 1 x 2 and 3 x 2. Whilst this composition adds clutter to the roof form and is considered sub-optimal in design terms, its impact would be extremely limited. Furthermore, it is acknowledged that the introduction of such solar PV panels would qualify as a permitted development and as such, they are necessarily acceptable.
- 5.10 The minor internal alterations proposed have no bearing upon the acceptability of the design, character or appearance of the new dwelling.
- 5.11 In light of the above, the various elements that distinguish this current proposal from the previously approved P19/15215/F have been identified as having an acceptable impact in terms of design, character and appearance. When considered cumulatively, these changes facilitate a much greater cohesion with No. 90b that would significantly enhance the distinctiveness of the application site within its immediate setting. As such, notwithstanding the acknowledged departures from the design guidance, the proposals are considered to deliver a standard of design compliant with CS1, PSP1 and part 1) of PSP38.

#### Residential Amenity

- 5.12 Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact.
- 5.13 The only neighbouring amenity concern arising from the proposed alterations to the previously approved P19/15215/F detailed in this application relate to the impact upon the occupants of the immediately adjacent property, No. 90b. Specifically, the raising of the ridgeline by 0.6 metres would bring the apex of the roof level with the sills of the first-floor habitable room windows present upon the south eastern elevation. Situated only 2.5 metres distant, the

additional height of this ridgeline would serve to create a greater sense of enclosure and somewhat alter the outlook afforded from these windows. This relationship, whilst undoubtedly impacting upon how these habitable room windows are experienced by the occupants of No. 90b, would not diminish the available light or outlook to a degree that would be considered detrimental to neighbouring amenity. As such, whilst worthy of addressing in this report, the resultant impact of this relationship would not sustain an amenity objection to the proposal.

- 5.14 The more troubling amenity considerations relate to that which is afforded to the occupants of the new dwelling. The additional forward projection of the extension would reduce the available outlook from the bedroom to the 1.9 metre boundary wall from 5.9 metres to only 4.4 metres. In addition, the removal of the velux window from the roof and the replacement of the French doors with a standard door and triple casement window would also serve to reduce the level of ambient light afforded to this habitable room, a situation that is exacerbated by its northerly orientation. Taken together, the reduction in natural light and the extent of the enclosure restricting the available outlook would undoubtedly have a diminishing effect upon the living conditions for this habitable room, but would not be sufficient grounds to refuse the proposal. A condition requiring the height of the boundary treatment to be reduced, affording a more open aspect out onto Bath Road has been considered, yet ultimately this has not been included as it would fail the test of necessity as specified in paragraph 56 of the NPPF.
- 5.15 The provision of private amenity space contained within the front and rear garden areas are of sufficient scale to be reasonably usable and would cumulatively amount to 33.45 m<sup>2</sup>. This substantially exceeds the requirement of 5 m<sup>2</sup> for a single bedroom flat stipulated in PSP43.
- 5.16 In conclusion, whilst this proposal would provide less amenity to occupants of the new dwelling than the previously approved P19/15215/F, this would still accord with the requirements of PSP8, PSP43 and parts 2) and 4) of PSP38.

#### Sustainable Transport & Parking Provision

- 5.17 Policy PSP11 of the Policies, Sites and Places Plan states development proposals that generate a demand for travel will be acceptable provided that access is appropriate, safe, convenient and attractive for all modes of travel arising to and from the site. It also outlines that access should not: contribute to serve congestion; impact on the amenities of communities surrounding access routes; have an unacceptable effect on highway and road safety; and should not harm environmentally sensitive areas. In addition, policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards.
- 5.18 The new dwelling is situated within the built up area that forms the eastern fringe of Bristol's urban area and therefore satisfies the locational requirements of PSP11. The new dwelling would comprise of a 1 bedroom flat for which PSP16 stipulates the requirement for off-street vehicle parking is for one space.

- 5.19 The proposed development has retained the previously approved parking arrangements from P19/15215/F, but has incorporated details of cycle storage and a 7Kw 32 Amp electric vehicle charging point. As such, the Transportation Development Control Officer has raised no objections to the proposal subject to a condition requiring these features to be completed prior to first occupation of the new dwelling.
- 5.20 In summation of the above, subject to an implementation condition, the proposed works would fully accord with the requirements of PSP11, PSP16 and part 3) of PSP38.

#### Consideration of likely impact on Equalities

- 5.21 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.
- 5.22 With regards to the above this planning application is considered to have a neutral impact on equality as it would neither advantage nor disadvantage any persons exhibiting protected characteristics.

## **6. CONCLUSION**

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

## **7. RECOMMENDATION**

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

## **CONDITIONS**

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

Reason

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

2. The development shall not be occupied until the access and parking (plus one 7Kw 32 Amp electric vehicle charging point per dwelling, and cycle store) arrangements have been completed in accordance with the submitted details.

Reason

In the interest of highway safety and to promote sustainable transport choices in accordance with SGC policies PSP11 and PSP16 of the South Gloucestershire Policies, Sites and Places Plan Adopted November 2017.

3. The development hereby approved shall be constructed in strict accordance with the following plans:

Combined Existing Plans - Drawing No: 857/22/01 Rev: D

Combined Proposed Plans - Drawing No: 857/22/02 Rev: E

Received by the Local Planning Authority on 16th March 2022; and

Proposed Block Plan - Drawing No: 857/22/03 Rev: A

Received by the Local Planning Authority on 23rd March 2022.

Reason

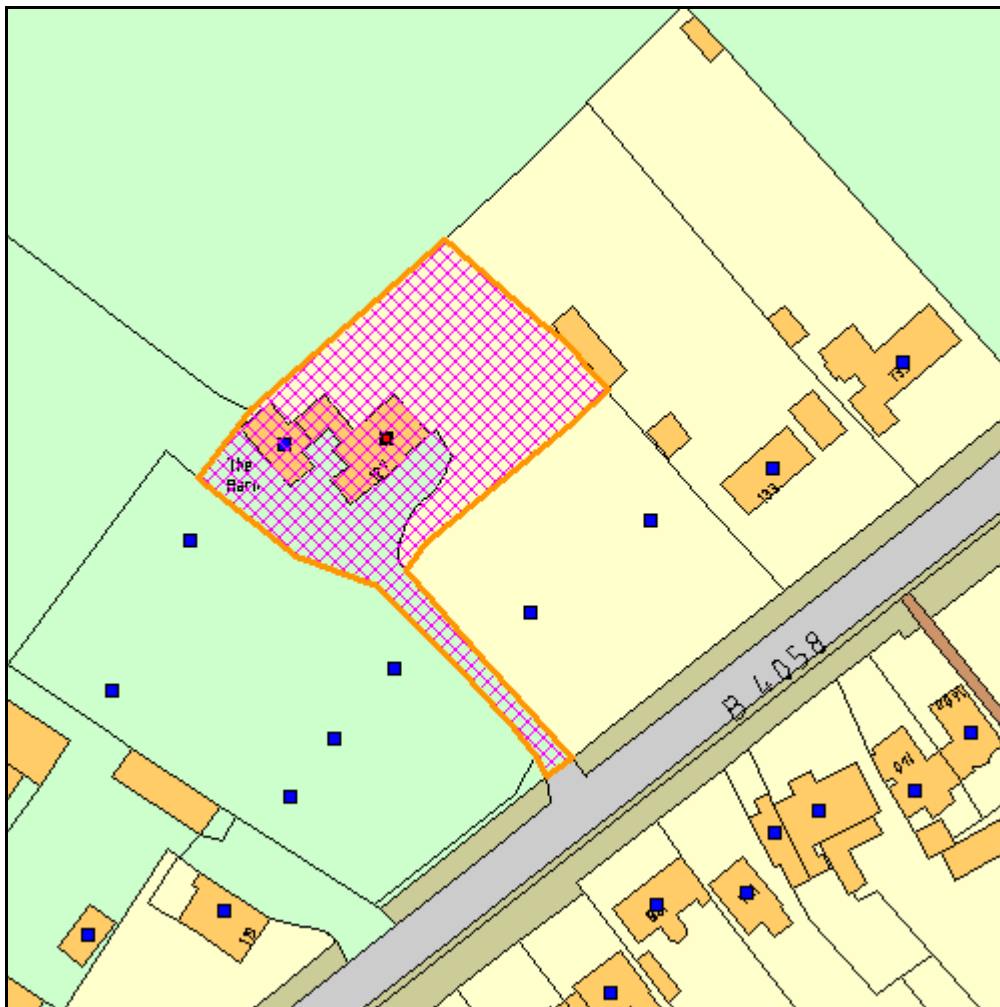
For the eradication of doubt as to the parameters of the development hereby permitted, ensuring a high quality design in accordance with policy CS1 of the South Gloucestershire Local Plan, Core Strategy 2013.

**Case Officer: Steffan Thomas**

**Authorising Officer: Suzanne D'Arcy**

**CIRCULATED SCHEDULE NO. 26/22 - 1st July 2022**

|                              |   |                     |                                   |
|------------------------------|---|---------------------|-----------------------------------|
| <b>App No.:</b>              | P22/02554/HH  | <b>Applicant:</b>   | Mr K Smallridge                   |
| <b>Site:</b>                 | Field House 127 Bristol Road Frampton Cotterell South Gloucestershire BS36 2AU                                      | <b>Date Reg:</b>    | 4th May 2022                      |
| <b>Proposal:</b>             | Erection of two storey rear and single storey rear and side link extension to form additional living accommodation. | <b>Parish:</b>      | Frampton Cotterell Parish Council |
| <b>Map Ref:</b>              | 365768 182048   | <b>Ward:</b>        | Frampton Cotterell                |
| <b>Application Category:</b> | Householder   | <b>Target Date:</b> | 28th June 2022                    |



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 100023410, 2008. **N.T.S.** **P22/02554/HH**

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

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

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

### **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for erection of a two storey rear and single storey rear and side link extension to form additional living accommodation, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at No.127 Bristol Road, located outside but adjoining the nearest settlement boundary of Frampton Cotterell. The site comprises a generous size plot that is accessed from Bristol Road via a private lane and is washed over by the Bristol/Bath Green Belt. The dominant feature within the site is a detached dwellinghouse.
- 1.3 It is noted that the proposed two storey rear extension shown as forming part of the proposed scheme has previously been subject to a full planning application under ref: **P22/00332/F**. The application was approved with conditions attached. It does not appear that the design of the approved extension has changed since being granted permission, as such will not be assessed as part of this application.

### **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                          |
| CS34 | Rural Area                                       |

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

- |      |                               |
|------|-------------------------------|
| PSP1 | Local Distinctiveness         |
| PSP2 | Landscape                     |
| PSP3 | Trees and Woodland            |
| PSP7 | Development in the Green Belt |

|       |  |
|-------|--|
| PSP8  | Residential Amenity                                |
| 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 **P22/01792/CLP.** Erection of single storey rear and side extensions. **Approve Certificate of Lawfulness.** 21/04/2022.
- 3.2 **P22/00332/F.** Erection of single storey rear and side extensions. **Approve with Conditions.** 03/03/2022.
- 3.3 **P21/07204/F.** Erection of a two storey rear extension to form additional living accommodation. **Refusal.** 21/12/2021.
- 3.4 **P19/5201/F.** Erection of detached building to form garage and first floor games room incidental to the main dwellinghouse (Amendment to previously approved scheme P19/0657/F) (Retrospective). **Approve.** 24/06/2019.
- 3.5 **P19/1885/RVC.** Variation of condition 6 (added to permission PT18/3128/F by P19/0661/NMA) to substitute drawings for plans 3054/7 Rev A and 3054/3 Rev B. **Approve with Conditions.** 15/04/2019.
- 3.6 **P19/0657/F.** Erection of detached garage. **Approve with Conditions.** 18/03/2019.
- 3.7 **P19/0661/NMA.** Non material amendment to planning permission PT18/3128/F to list the approved plans as a condition. **No Objection.** 15/02/2019.
- 3.8 **PT18/3128/F.** Erection of 2 No. dwellings with garages and associated works. **Approve with Conditions.** 02/10/2018.
- 3.9 **PT15/0924/CLE.** Use of building, as an independent residential dwelling-house. **Approve with Conditions.** 12/08/2015.
- 3.10 **PT14/3092/F.** Erection of detached triple garage. **Refusal.** 17/09/2014.
- 3.11 **PT11/0559/F.** Creation of new access from Bristol Road. Erection of 2 no entrance pillars with 2 metre high gates. **Approve with Conditions.** 30/03/2011.
- 3.12 **N2059.** Erection of two storey extension to dwelling to provide living room and study with bedrooms at first floor level; alterations to outbuildings to form garage, store and utility room. **Approve with Conditions.** 13/11/1975.

## 4. CONSULTATION RESPONSES

### 4.1 Frampton Cotterell Parish Council

Objection. These proposals would constitute a disproportionate extension within the Green Belt contrary to PSP7. The dwelling has already increased in size more than 50%. When P22/00332/F was granted approval the case officer's report stated "if the proposal satisfies all other planning considerations and the decision to grant permission is recommended, the property would have reached its maximum and no further development should be permitted."

### 4.2 Sustainable Transport – Transportation DC

No transportation DC objections. Field House sits within a large plot with ample off street parking available. No change to the vehicular access or existing parking arrangement is proposed.

### 4.3 Local Residents

No comments received.

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

The application site is situated within an established area of residential development outside but adjoining the nearest settlement boundary of Frampton Cotterell and is currently utilised as a C3 dwellinghouse. The proposed development will extend the area of living accommodation within the property at the expense of section of rear curtilage.

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

### 5.2 **Green Belt**

The proposal is sited within the Green Belt, where the fundamental aim is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. As per para 137 of the NPPF, the Green Belt serves five purposes:

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

5.3 Whilst development in the Green Belt is strictly controlled, the NPPF provides a number of exceptions where development in the Green Belt may not be inappropriate. Paragraphs 149 and 150 of the NPPF lists the exceptions, for which the most relevant exception being "(c) *the extension or alteration of a*



*building provided that it does not result in disproportionate additions over and above the size of the original building”.*

5.4 PSP7 states the following:

*Additions and alterations to buildings in the Green Belt will be allowed provided they do not result in disproportionate additions over and above the size of the original building. As a general guide, an addition resulting in a volume increase less than 30% of the original building would be likely to be acceptable.*

*Additions that exceed 30% volume increase will be carefully assessed, with particular regard to whether the proposal would appear out of scale and proportion to the existing building. The larger a building becomes in excess of 30% over and above its original size, the less likely it is that the new extension(s) will be considered proportionate.*

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

5.5 For the sake of clarity, it is worth stating that the term ‘original dwellinghouse’ refers to the volume that a dwelling was when the original planning permission for its construction was given, or for older homes the volume that the dwelling was on July 1<sup>st</sup> 1948 (when the Town and Country Planning Act was introduced). Any additions that have occurred since the original dwelling date will be considered cumulatively and will count against the overall increase in volume of the dwelling when new additions are being assessed. This is because small reductions in openness, repeated many times, can have a cumulatively detrimental effect on the Green Belt.

5.6 The application dwelling was extended significantly under a previous application in 1975 (ref: **N2059**), which included a large two-storey side extension to the north-east. As stated in the 2014 officer report (**PT14/3092/F**), the agent of the 1975 application has been unable to provide the original volume of the dwelling, but it has been worked out using historic maps and the floor plans for the extension approved under ref: **N2059**. The original buildings on the site had an (approx.) volume of 1003.08m<sup>3</sup>, and following the additions (and some small scale demolition) in the 1970s the house was increased to 1234.44m<sup>3</sup>.

5.7 Under application ref: **P19/5201/F**, planning permission was granted for the erection of an outbuilding. The submitted plans indicate that the garage has been constructed and is in use. The outbuilding measures (approx.) 203.48m<sup>3</sup>. Furthermore, the two-storey extension approved under ref: **P22/00332/F** although not yet built, given the exact same extension has been proposed to form part of this application, it is considered by the case officer that it is the occupier’s intention to undertake the work. As such, the two-storey extension will form part of the Green Belt calculations, counting towards additions to the property.

- 5.8 As established above, the original dwellinghouse has been calculated to measure (approx.) 1003.08m<sup>3</sup>. The proposals and previous additions when combined measure (approx.) 585.1m<sup>3</sup>. The resultant increase in volume would be around 58.3% over the original property.
- 5.9 Whilst it is acknowledged that within the officer's report for application ref: **P22/00332/F** it stated "if the proposal satisfies all other planning considerations and the decision to grant permission is recommended, the property would have reached its maximum and no further development should be permitted". It has to be taken into account that the application property has since been granted a Certificate of Lawfulness (ref: **P22/01792/CLP**) for the erection of single storey rear and side extensions. The development granted under the CLP is situated within the exact same location and have near enough the same footprint to that being proposed in this application. The key difference that the extensions approved under the CLP have been designed in accordance with permitted development, and requirements have restricted the extensions from being adjoined to any existing enlargements, therefore appearing as individual masses with small separation distances between each extension. The current application proposes to link the previously approved extension with the extensions deemed to be the permitted development.
- 5.10 As the development being proposed will have somewhat an identical footprint to that approved under **P22/01792/CLP**. Additionally, the development will essentially be infilling within an area of existing built form. The proposal would have a negligible to no greater impact on the openness of the Green Belt and is in accordance with Green Belt Policy.
- 5.11 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.
- 5.12 The proposed single-storey extensions will essentially 'square-off' the ground floor plan of the main property and infill the gap between the host and two-storey building associated with the existing dwelling, which is occupied as a separate independent unit of residential accommodation. The extensions will feature a mono-pitch roof form, which will rise from an eaves height of (approx.) 2.4 metres to a maximum ridgeline of 3.6 metres, and connect to the roof of the existing single-storey link mass. Installed within the proposed roof structure will be 1no. skylight.
- 5.13 The proposed development appears subservient to the host dwelling, maintaining the properties architectural integrity, balance of the pair and character of the area. The proposals have been designed to complement the existing property through its proportions and materials. The design is harmonious with the existing dwellings and continues to complement neighbouring properties.

- 5.14 The scheme proposed under this application better reflects the form of the original property and is of an overall higher design quality than that granted under previous application ref: **P22/01792/CLP**. All-inclusive, the development satisfies policies CS1 and PSP38.
- 5.15 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.
- 5.16 Due to the small scale nature of the proposal and separation distances involved between the application site and nearby dwellings, the proposed development will not result in any unreasonable harm to neighbouring amenity. Additionally, the proposal will not affect the amenity of the application site.
- 5.17 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. Although the proposed development will not increase the occupancy within the dwelling, it will build on existing rear garden. Nevertheless, the properties remaining private external amenity space will continue to be well in excess of the councils designs standards, and as a result found to be in full compliance with policy PSP43.
- 5.18 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.
- 5.19 Consideration of likely impact on Equalities  
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty came into force. Among other things, those subject to the equality duty must have due regard to: eliminate unlawful discrimination; harassment and victimisation; advance equality of opportunity; and, foster good relations between people who share a protected characteristic and those who do not. 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 **APPROVE** 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 03rd May 2022):

Existing Elevations  
Floor Plan - Proposed  
Floor Plans - Existing  
Proposed Elevations  
Proposed Site Plan  
The Location Plan

Reason

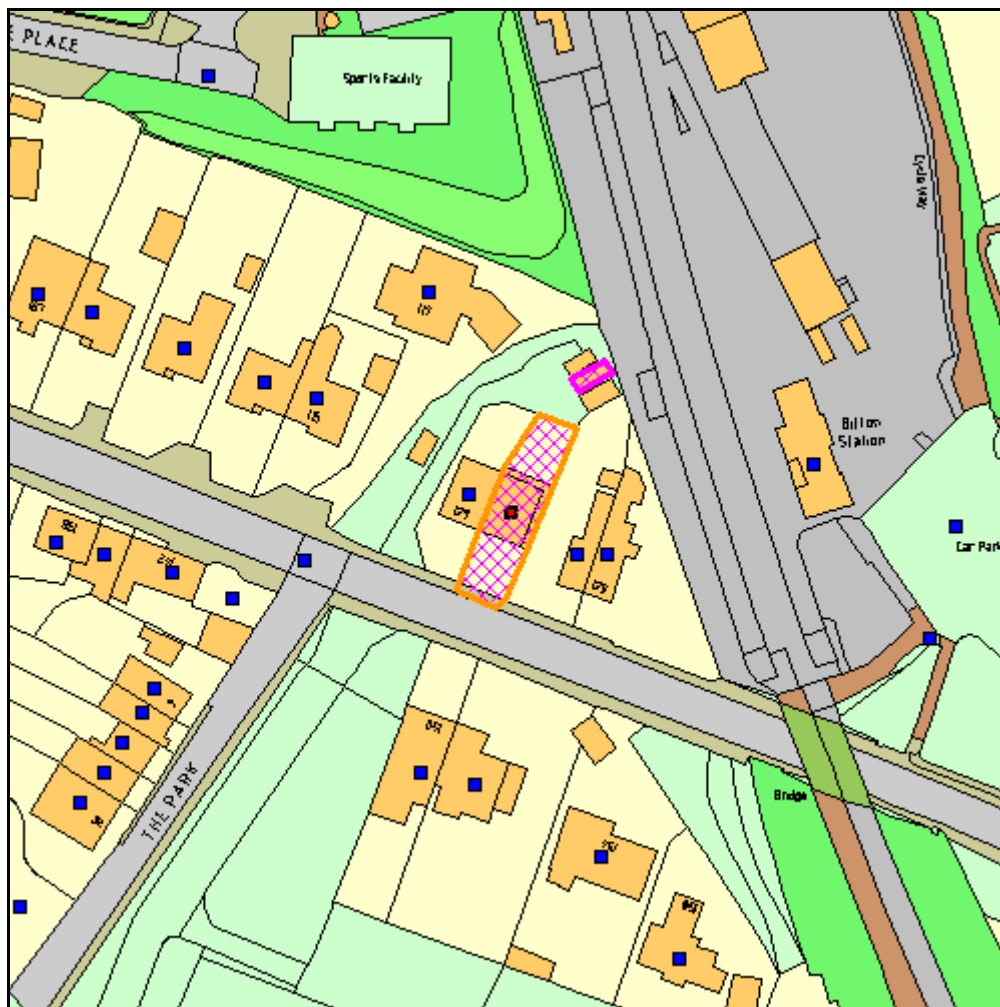
To define the terms and extent of the permission.

**Case Officer: Chloe Summerill**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 26/22 - 1st July 2022**

|                                  |   |                         |                           |
|----------------------------------|---|-------------------------|---------------------------|
| <b>App No.:</b>                  | P22/02650/F   | <b>Applicant:</b>       | Louis Springett           |
| <b>Site:</b>                     | 125 Bath Road Willsbridge South<br>Gloucestershire BS30 6ED                               | <b>Date Reg:</b>        | 16th May 2022             |
| <b>Proposal:</b>                 | Application for planning permission for<br>new access onto Bath Road with<br>dropped kerb | <b>Parish:</b>          | Oldland Parish<br>Council |
| <b>Map Ref:</b>                  | 366938 170296   | <b>Ward:</b>            | Longwell Green            |
| <b>Application<br/>Category:</b> | Minor   | <b>Target<br/>Date:</b> | 6th July 2022             |



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P22/02650/F

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

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

## **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for new access onto Bath Road, with a dropped kerb to the front of 125 Bath Road as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site comprises of a semi-detached property set within a moderate sized plot. The site is located within the area of Willsbridge.

## **2. POLICY CONTEXT**

### 2.1 National Guidance

National Planning Policy Framework July 2021  
National Planning Policy Guidance

### 2.2 Development Plans

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

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

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

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

### 2.3 Supplementary Planning Guidance

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

## **3. RELEVANT PLANNING HISTORY**

- 3.1 None relevant.

## **4. CONSULTATION RESPONSES**

### 4.1 Bitton Parish Council

*1No letter of Objection –*

- *There is a potential danger of having no turning facility onto the main road.*

Oldland Parish Council  
No Objections.

#### 4.2 Other Consultees

Sustainable Transport – Transportation DC  
No Objections – Conditions and Informatives recommended.

### **Other Representations**

#### 4.3 Local Residents

1 No letter of support comments received -

- *Encouraging cars to park off the road is a good thing so I support this application.*

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

The application seeks permission for the creation of vehicular access onto Bath Road, a classified highway (Class A) from a residential property. Policy PSP38 of the Policies, Sites and Places Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. Consequently the main issue to deliberate is the impact on highway safety/parking provision. The development is acceptable in principle but will be determined against the analysis set out below.

### 5.2 Transport

Policy CS8 of the Core Strategy outlines that vehicular access to a site should be well integrated and situated so it supports the street scene and does not compromise walking, cycling, public transport infrastructure and highway safety. Policy PSP11 of the Policies, Sites and Places Plan outlines that appropriate, safe, accessible, convenient and attractive access should be provided for all mode trips arising to and from a particular site. In terms of parking, policy PSP16 of the Policies, Sites and Places Plan sets out the Council's minimum parking standards for residential development.

5.3 The proposal seeks to provide a new vehicular access from the application site onto Bath Road, an 'A' Class Classified Highway. This application would allow vehicles to park off-street to the front of the dwelling.

5.4 Although objection comments have been received by Bitton Parish Council, Sustainable Transport officers have duly assessed the application and consider that although an on-site turning area is normally required for parking spaces accessed from a classified road, given the particular residential nature of Bath Road here, which features a 30mph speed limit and street lighting, plus has the benefit of reducing congestion by having an off-road parking space, the application is acceptable in transportation terms, as sufficient visibility also exists along this straight section of Bath Road. On the basis of this

- assessment, there are no fundamental concerns with the proposal from a highway safety perspective.
- 5.5 However as some works relate to the highway, any works must be carried out in accordance to the Council's standards of construction, with all details and method of construction first to be agreed by the Council's Streetcare Manager. Subject to these conditions, the development proposal is considered to comply with policies CS8, PSP11 and PSP16.
- 5.6 Design and Visual Amenity  
Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.7 It is noted that the proposed access and driveway would be visible, and as such the proposed works would have some impact on the visual amenity of the street scene. However similar accesses and front parking areas (driveways) are present at other properties along Bath Road, and it is therefore not considered that they would appear as out of character additions at the application site. As such, the proposal is considered to comply with policies CS1 and PSP38.
- 5.8 Residential Amenity  
Given the nature of the proposals, it is not considered that the proposed works would have any significant adverse impact the residential amenity of neighbouring residents.
- 5.9 Consideration of likely impact on Equalities  
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.
- 5.10 With regards to the above this planning application it is considered to have a neutral impact on equality.

## **6. CONCLUSION**

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



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

## **7. RECOMMENDATION**

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

### **CONDITIONS**

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

Reason

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

2. Prior to its use, the parking space shall be surfaced with a consolidated material (not loose stone or gravel).

Reason

To prevent stones or gravel from spreading across the footway in the interest of highway safety and to accord with SGC Policy PSP11

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

Location Plan (Date both received 09/05/22)

Block Plan

Reason

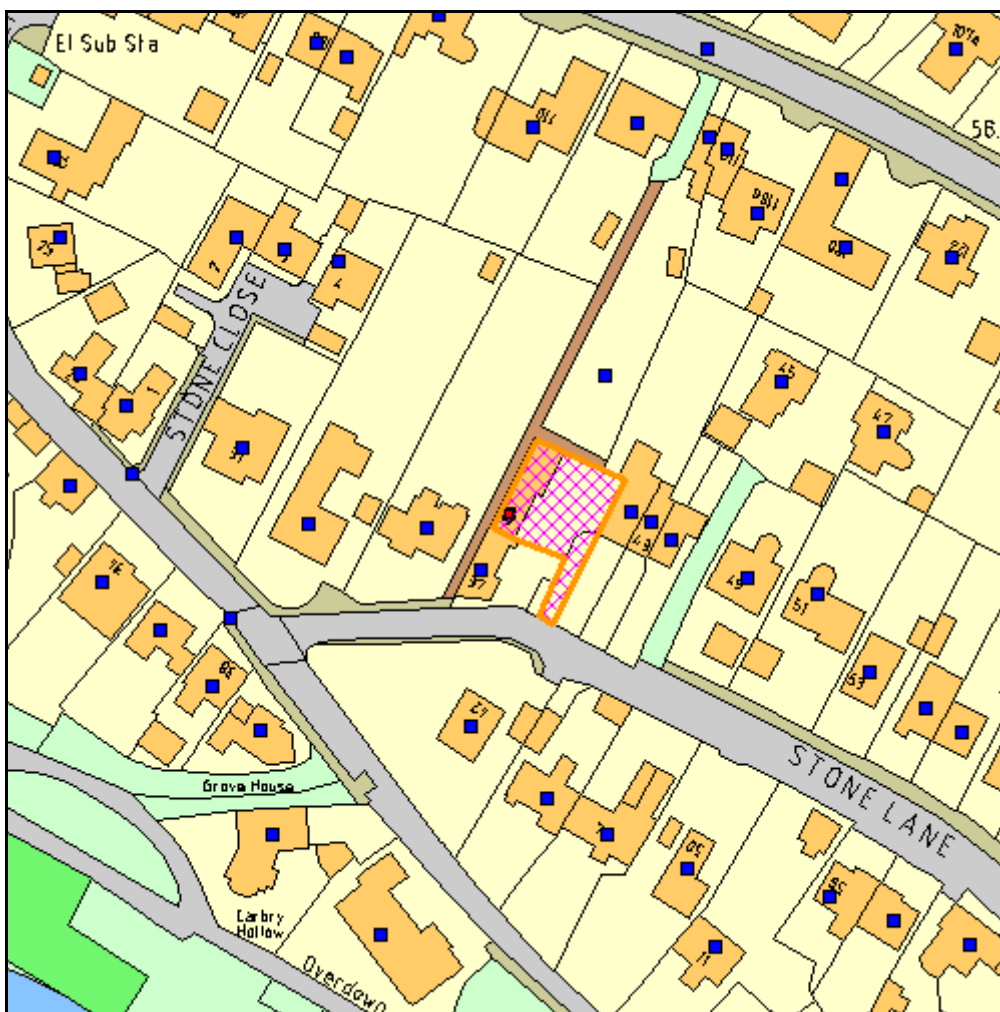
To define the terms and extent of the permission.

**Case Officer: Helen Turner**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 26/22 - 1st July 2022**

|                                  |   |                         |                                |
|----------------------------------|---|-------------------------|--------------------------------|
| <b>App No.:</b>                  | P22/02792/HH  | <b>Applicant:</b>       | Ms Julie Goulding              |
| <b>Site:</b>                     | 39 Stone Lane Winterbourne Down<br>South Gloucestershire BS36 1DH   | <b>Date Reg:</b>        | 18th May 2022                  |
| <b>Proposal:</b>                 | Erection of first floor extension above<br>the existing ground floor extension to<br>form additional living accommodation<br>(resubmission of P22/00863/HH) | <b>Parish:</b>          | Winterbourne<br>Parish Council |
| <b>Map Ref:</b>                  | 365477 179532   | <b>Ward:</b>            | Winterbourne                   |
| <b>Application<br/>Category:</b> | Householder   | <b>Target<br/>Date:</b> | 12th July 2022                 |



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 100023410, 2008. **N.T.S.** **P22/02792/HH**

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

## **REASON FOR APPEARING ON THE CIRCULATED SCHEDULE**

The application appears on the Council's Circulated Schedule procedure due to the receipt of 3no. support comments contrary to the officer recommendation below.

### **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the erection of first floor extension above existing ground floor to form additional living accommodation at 39 Stone Lane, Winterbourne Down.
- 1.2 The applicant site comprises a modest plot with the host property itself forming a two-storey semi-detached dwellinghouse. The dwelling does not benefit from off street parking but does have a large front garden, providing the residents with ample amenity space. Likewise, it is recognised on-site development is not limited by any local development plan policies.
- 1.3 This application is a resubmission of P22/00863/HH, which was refused under delegated powers due to resulting in a building with inappropriate proportions and form, and an overbearing impact on neighbouring properties. This application has reduced the ridgeline of the proposed extension with the intention of overcoming the previous reasons for refusal.

### **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                              |

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

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

- 3.1 PT05/0511/F - Approve with conditions, 07.04.2022.  
Proposal: Erection of single storey side extension to form kitchen/diner, utility room and additional bedroom.
- 3.2 PT06/1104/F - Approve with conditions, 12.05.2006.  
Proposal: Erection of single storey side extension to form extended kitchen/diner and additional bedroom accommodation. (Re Submission of planning application PT05/0511/F).
- 3.3 P22/00863/HH – Refused, 13.04.2022  
Proposal: Erection of first floor extension above the existing ground floor to form additional living accommodation.

### 4. **CONSULTATION RESPONSES**

- 4.1 Winterbourne Parish Council – *“The comments of the Parish Council are No Objection. The Parish Council note there is no response to our concerns regarding extra parking needs for the two extra bedrooms.”*
- 4.2 Public Rights of Way - No objections but note due to the close proximity of the PROW that runs down the north-western boundary, conditions and informatives are recommended in relation to the prevention of encroachment and keeping the path clear and safe for pedestrians at all times.

#### **Other Representations**

##### 4.3 Local Residents

One objection has been received, summarised as:

- Overbearing impact
- Loss of privacy
- Overshadowing

Three support comments have been received, summarised as:

- No direct impact on property
- Aesthetically pleasing design
- In keeping
- Single storey extension already in place
- Plan would provide more practical living accommodation

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

#### Principle of Development

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

Design and visual amenity

- 5.2 Policies CS1, PSP38 and the SGC Householder Design Guide seek to ensure that development proposals are of the highest possible standards of design in which they respond to the context of their environment. This means that developments should demonstrate a clear understanding of both the site and local history to ensure the character, distinctiveness and amenity is well assessed and incorporated into design.
- 5.3 The proposed first floor extension would be constructed above the existing kitchen and bedroom to extend to the side (northeast) of the property by approximately 7550mm. The development would likewise feature a gabled end – mirroring the existing – and effectively continue the ridge from the host property. There would also be 5no. windows installed across the front and back elevations with proposed finishing materials set to match the existing.
- 5.4 Whilst the principle of making alterations to this site is not dismissed and the case officer recognises there are no restrictive local development plan policies that cover the site, concern is raised regarding the extent to which the extension would not sufficiently integrate with the host property and thus appear visually discordant.
- 5.5 The introduction of an extension that would protrude from the original side building line by an approximate 7.55 meters would amount to a development with dimensions that do not appear as a subservient addition to the host property. Here, the case officer refers to the South Gloucestershire Householder Design Guide which confirms development proposal should not exceed a width greater than half of the original. This is understood to avoid inappropriate scaling and ensure a subservient character is achieved, to which the proposed extension represents an approximate 69% increase in total length. Whilst it is acknowledged a degree of subservience is achieved through the ‘setting down’ from ridge, it is the general bulk and massing (caused through the excessive length) which would likely create a dwelling with a disproportionate design and therefore not achieve appropriate integration or subservience.
- 5.6 In light of the reasons raised above and taking consideration of the existing development at this site, it is judged that the proposed extension would create a property with inappropriate proportions that would appear out of character and begin to demonstrate overdevelopment. Consequently, the case officer considers that the design of the proposal is unacceptable and contrary to policies CS1 & PSP38 and the SGC Householder Design guide, with a satisfaction level reached that there is a lack of mitigatory circumstance to overcome the impacts described above.

### Residential amenity

- 5.7 Policy PSP8 explains that development proposal will be permitted provided they do not create unacceptable living conditions for the host dwelling or result in the prejudice of residential amenities for neighbouring properties. These are outlined as follows (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of sunlight; and, noise disturbance.
- 5.8 The application has been submitted with a sunlight study to explore the impact the proposal would have upon 35 Stone Lane. The previous application was refused due to the impact the proposal would have upon the ground floor rear window, as well as the outdoor amenity space. The sunlight study shows that the property would not be unduly impacted, and although the 45-degree rule (which informs that no part of a building should break an angle of 45 degrees when drawn from the centre of a neighbouring window, thus ensuring adequate levels of natural light remain) would be broken, this is already the case with the existing ground floor extension. The addition of the first floor is unlikely to have further significant impact upon the window.
- 5.9 It is acknowledged that the extension would certainly be visible from the garden area of No.35. The property does have a significant amenity area available, and no windows are proposed that would overlook the garden. The building is also separated from the boundary by an existing track. The slight reduction in ridge height is sufficient to ensure that the proposal would not have a significantly harmful impact that would result in an overbearing impact.
- 5.10 Concerns have also been raised regarding the impact upon The Annexe at 114 Down Road. The window that was previously proposed in the gable end has been removed. The gable end will be visible from the rear of the annexe, however the building is not a dwelling in its own right, and the land to the rear is not the only amenity land available to any occupants.

### Transport

- 5.11 Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number, with a property of the proposed size (4no. bedrooms) expected to provide 2no. on-site parking spaces. Whilst the proposed development would not conform with the requirement outlined above, the officer notes the works would not amount to an increase in required parking spaces – the figure for on-site parking spaces remains effectively unchanged by the development proposal. Likewise, it is recognised there is some opportunity for on-street parking approximately 130 meters to the Northeast of site (further along Stone Lane). Due to this, no parking objections are raised by the case officer.

### Consideration of likely impact on Equalities

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

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

## **6. CONCLUSION**

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

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

## **7. RECOMMENDATION**

7.1 That the application be refused.

## **REASONS FOR REFUSAL**

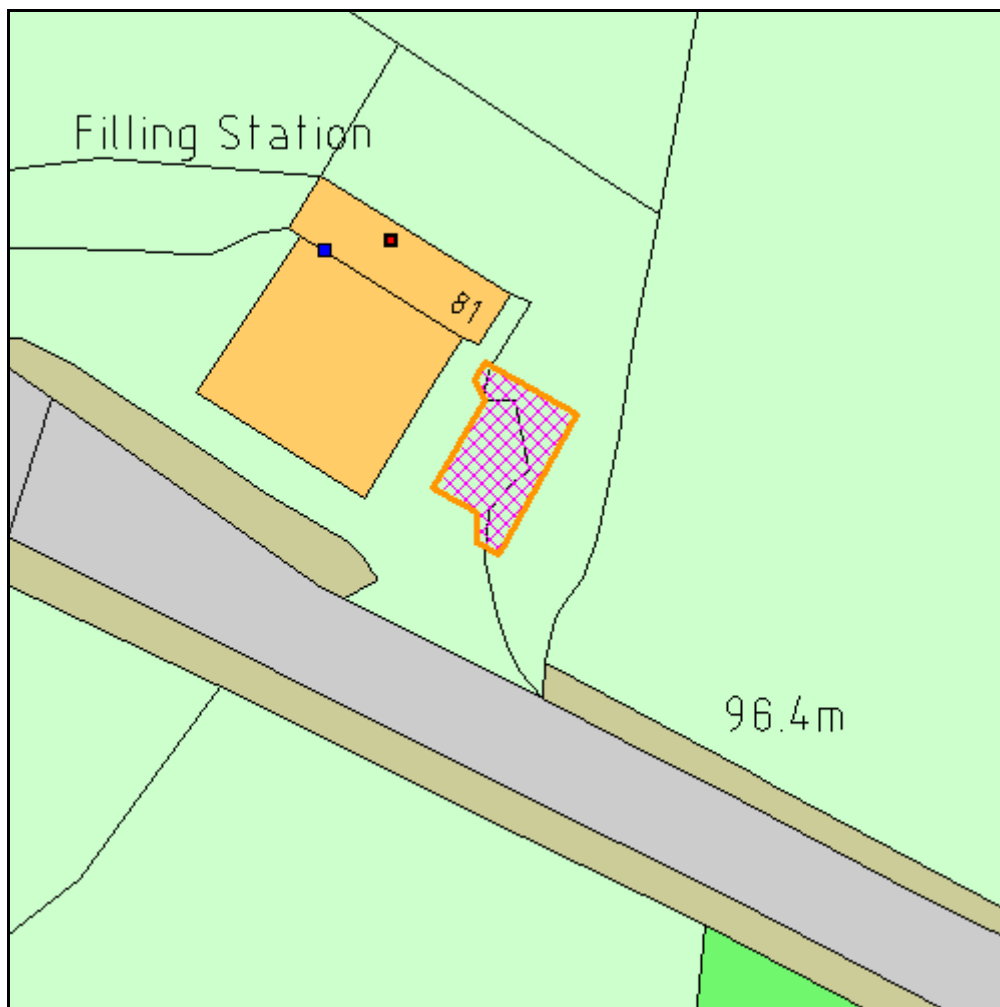
1. The development would result in a building with inappropriate proportions and form that would not sufficiently integrate or reflect existing characteristics of the host property. Due to this, the development is contrary to policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013), and, the South Gloucestershire Householder Design Guide (Adopted March 2021).

**Case Officer: Rae Mepham**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 26/22 - 1st July 2022**

|                              |   |                     |                               |
|------------------------------|---|---------------------|-------------------------------|
| <b>App No.:</b>              | P22/02802/F   | <b>Applicant:</b>   | Motor Fuel Group Ltd          |
| <b>Site:</b>                 | Wick Filling Station 81 London Road<br>Wick South Gloucestershire BS30 5SJ  | <b>Date Reg:</b>    | 19th May 2022                 |
| <b>Proposal:</b>             | Change of use of land to self-service car wash bay (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).<br>Installation of self service car wash bay. | <b>Parish:</b>      | Wick And Abson Parish Council |
| <b>Map Ref:</b>              | 371297 172680   | <b>Ward:</b>        | Boyd Valley                   |
| <b>Application Category:</b> | Minor   | <b>Target Date:</b> | 13th July 2022                |



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P22/02802/F



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

## **INTRODUCTION**

This application appears on the Circulated Schedule as a result of a consultation response received, from the Parish Council, contrary to Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application is for the change of use of land to self-service car wash bay (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The application site is land associated with Wick Filling Station on London Road, Wick. The site is within the Green Belt and AONB.

### **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 (Inc. Green Belt)         |
| CS8  | Access/Transport                                  |

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

|       |                     |
|-------|---------------------|
| PSP1  | Parking Standards   |
| PSP2  | Landscape           |
| PSP7  | Green Belt          |
| PSP8  | Residential Amenity |
| PSP28 | Rural Economy       |

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted) 2007.  
South Gloucestershire Green Belt SPD

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

Numerous applications associated with the sites use as a garage/filling station.

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

##### **4.1 Wick and Abson Parish Council**

Wick and Abson Parish Council wish to object to this application on the following points:

On the application it has misinformation stating there is no trade effluent on site.

Used car wash water is recognised as a trade effluent

No recovery of water is shown on the application and does not follow environmental policies to reuse and recycle.

There are no detailed plans for drainage arrangements

##### **Sustainable Transportation**

No objection

##### **Environmental Protection**

No objection in principle.

##### **Lead Local Flood Authority**

No objections

##### **Landscape Officer**

No objection, condition recommended

#### **Other Representations**

##### **4.2 Local Residents**

No comments received

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

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

The site is an existing filling station. The proposals are for an additional facility within the site in the form of a self-serve car wash. The principle of the site as service/filling station for vehicles is established and the proposals would be directly linked to this use. The issues for consideration in this respect therefore are whether the proposals would be an acceptable addition to the site and whether they would have an adverse impact on local and visual amenity. The site is within the Green Belt and special consideration will need to be given as to the proposals appropriateness in this respect. The site is also within the AONB.

##### **5.2 Green Belt**

The proposed site is at an existing and established filling station. Green Belt policy states that limited infilling or the partial or complete redevelopment of previously developed land would be appropriate where it would not have a greater impact upon the openness of the Green Belt than the existing development. The proposals are on hardstanding and land associated with the filling station directly adjacent to to and associated with it. The scale location and design of the proposals in relation to the site and surroundings would not impact the openness of the green belt to any greater extent. The proposals are

therefore considered appropriate development and acceptable in their Green Belt context.

5.3 Design – Visual Amenity/AONB

The site is located within the AONB, it is however part of an existing service station site. Given the size, location and design, it is not considered that the addition of the car wash would materially impact upon the wider AONB and the proposals would remain associated with the site and be in keeping with the site as a whole. The proposals are considered to be of an acceptable standard in design and would be an acceptable addition, taking into account the main building, premises and surrounding area. Materials would be acceptable. There is a hedgerow/tree strip immediately to the east of the site, which offers some visual amenity and additional screening. It is recommended that this is protected and retained. On this basis there are no objections on landscape and visual amenity grounds.

5.4 Residential Amenity

The length, size, location and orientation of the proposals and the relationship with other properties in the area, are not considered to give rise to any additional significant or material amenity impacts on the nearest properties in this instance.

5.5 Drainage/Environmental Protection

The comments above are noted. It is stated that surface water would be disposed of via mains sewer. There are no objections to the proposals from the Council Drainage Engineer. Notwithstanding this Parliamentary publications indicates that car washes are subject to the trade effluent provisions in the Water Industry Act. Discharge to mains sewer can be acceptable in agreement with the local sewage provider (water company). Disposal via a surface water system would not be permitted unless treated in accordance with a permit under the Environment Agency permitting regime. The works proposed in this application should not impact on the existing petrol filling station however a condition is recommended in the event that potential contamination is revealed during construction. Pollution control matters would be addressed by the relevant pollution control authority and legislation. Government advice is that duplication of controls should be avoided and should fall to the relevant regulator in each case.

An informative for the applicant will be attached to the decision notice as follows:

*You are advised of the need to consult the local sewage provider (water company) and the Environment Agency with regard to the proposals and the discharge methods.*

5.6 Transportation

The proposed development would not impact upon parking requirements or access. There are no highways objections to the proposal.

## 5.7 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 set out above, and to all the relevant material considerations set out in the report.

## 7. RECOMMENDATION

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

## CONDITIONS

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:  
Location Plan, Block Plan and Existing and Proposed Plans and Elevations (Refs PA01a, 02, 03, 04, 05 and 06), received by the Council on the 17th May 2022.

Reason

To define the terms and extent of the permission.

3. Any contamination found during the course of construction of the development shall be reported immediately to the Council. Development on the part of the site affected

shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, a remediation and verification scheme shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

**Reason**

In the interests of pollution prevention and to accord with CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

4. Prior to the commencement of the development hereby approved measures to protect and retain the adjacent hedgerow and trees shall be submitted to the Council for written approval, and thereafter implemented as approved.

**Reason**

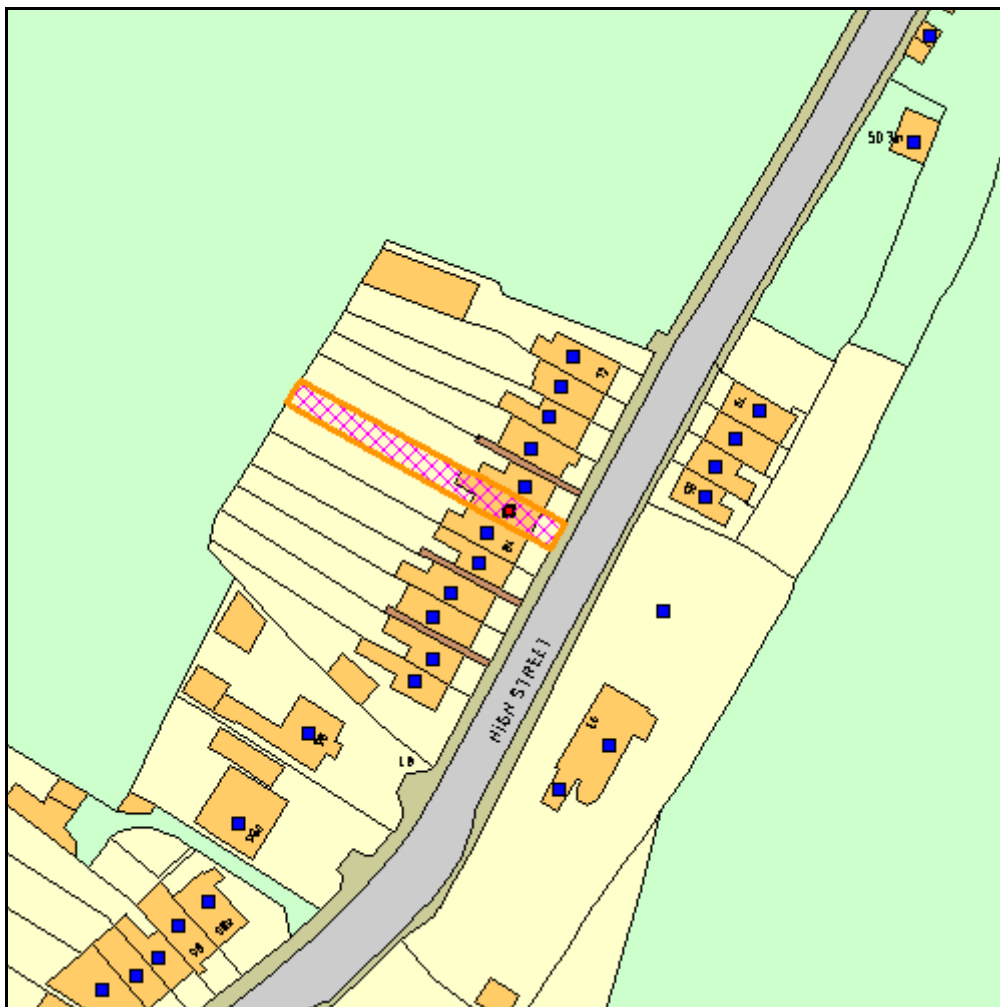
In the interests of visual amenity and the protection of the trees and hedgerow, and to accord with CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013 and PSP2 of the South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017, and the provisions of the NPPF.

**Case Officer: Simon Ford**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 26/22 -1st July 2022**

|                              |   |                     |                           |
|------------------------------|---|---------------------|---------------------------|
| <b>App No.:</b>              | P22/02838/HH  | <b>Applicant:</b>   | Mr Kevin Rowlands         |
| <b>Site:</b>                 | 82 High Street Oldland Common South Gloucestershire BS30 9TH                      | <b>Date Reg:</b>    | 20th May 2022             |
| <b>Proposal:</b>             | Erection of single storey rear extension to form additional living accommodation. | <b>Parish:</b>      | Bitton Parish Council     |
| <b>Map Ref:</b>              | 367815 171749   | <b>Ward:</b>        | Bitton And Oldland Common |
| <b>Application Category:</b> | Householder   | <b>Target Date:</b> | 6th June 2022             |



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P22/02838/HH

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

### **REASON FOR REFERRAL TO CIRCULATED SCHEDULE**

This application appears on the Circulated Schedule due to the receipt of an objection from the Parish Council contrary to the officer recommendation.

## **1. THE PROPOSAL**

- 1.1 Full planning permission is sought for the erection of a single storey rear extension to provide additional living accommodation.
- 1.2 The application site related to a mid-terrace property within the settlement of Oldland Common. The site is adjacent to, but not within the green belt – the green belt lies on the other side of the road.
- 1.3 This application follows the refusal of P22/02159/PNH. The extension could not be constructed via the prior approval process because it was too large.

## **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  
CS9 Managing the Environment and Heritage

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

PSP1 Local Distinctiveness  
PSP8 Residential Amenity  
PSP16 Parking Standards  
PSP17 Heritage Assets and the Historic Environment  
PSP21 Environmental Pollution and Impacts  
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

## **3. RELEVANT PLANNING HISTORY**

- 3.1 P22/02159/PNH Erection of single storey rear extension which would extend beyond the rear wall of the original house by 3.6 metres for which the

maximum height would be 3.157 metres and for which the height of the eaves would be 2.272 metres

Refused May 2022 for the following reason:

*The proposed extension, together with the existing extensions to the original dwellinghouse to which it would be joined, would extend more than 6 metres past the rear elevation of the original dwellinghouse and would have a width more than half the width of the original dwellinghouse and therefore fails to comply with paragraph (g), (j) and (ja) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development Order) (England) 2015 (as amended).*

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

##### **4.1 Bitton Parish Council**

Object to the application as they have concerns that the proposed extension could have an overbearing impact on the adjacent property.

##### **4.2 Archaeology Officer**

No objection

##### **4.3 Environmental Protection**

No objection

##### **4.4 Residents**

None 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 is relatively simple in what it seeks to achieve. It is proposed to erect a single storey extension to the rear of the application property.

5.3 The proposed extension has a depth of 3.6 metres, an eaves height of 2.272 metres and a maximum height of 3.157 metres



#### 5.4 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.

5.5 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.

5.6 In terms of the design, the proposed extension would appear as a subservient and well balanced addition to the existing property. The overall scale and proportions respect the principles set out in the SGC Householder Design Guide.

5.7 The extension would also sit well within the street scene. It is also shown that the extension would be constructed and finished in materials to match the existing property and its context and would therefore promote assimilation and coherence within its setting. Properties in this particular area present a sense of uniformity and general aesthetic, which the scheme proposes to incorporate.

5.8 On that basis, the development is found to be compliant with the policies in the development plan and the supplementary guidance in the SGC Householder Design Guide.

#### 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. 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.

5.10 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.

5.11 The property itself is a mid-terrace dwelling. The proposed extension stands to have the greatest impact on No. 84 which lies to the south of the application site. The extension will result in a moderate tunnelling effect to the patio doors on the rear of this dwelling. However, the proposed extension is only 3.6m in length. When this is combined with the fact that the extension would be to the north of No 84, it is difficult to conclude that the impact would be unacceptable.

- 5.12 Given above any impact to residential amenity would be minimal. The depth and height are of an appropriate scale and form so as not to result in an overbearing or dominating physical presence to the neighbours.
- 5.13 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.
- 5.14 It is not proposed to alter the existing parking arrangements, nor is it proposed to alter the number of bedrooms at the property. As such, the proposed extension is compliant with the requirements of PSP16, and levels of parking are found to be unchanged as a result of the works.
- 5.15 Archaeology  
Although the application is in an area of archaeological interest, the application is modest and set against an existing part of the property which is likely to have truncated any archaeological remains. As such, the archaeology officer raises no objection to the works.
- 5.16 Environmental Protection  
The proposed development is on/near the site of a former colliery. If present, ground gas could be a potential hazard to health. If the property already has gas protection measures installed, it is important that the same level of protection is also installed in the proposed extension. In addition, the construction of the extension should not in any way compromise the effectiveness of any existing gas protection measures (e.g. by blocking vents to the underfloor void or damaging existing membranes). Environmental Protection officers raise no objection to the proposal subject to an informative relating to the former use of the land.
- 5.17 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** subject to the conditions on the decision notice.

### **CONDITIONS**

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

Reason

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

2. The development hereby permitted shall take in accordance with the following plans:

Received by the Council on 11th April 2022:

Site Location Plan

Block Plan

Combined Existing Plans

Combined Proposed Plans

Reason

To define and clarify the permission

**Case Officer: Oliver Phippen**

**Authorising Officer: Marie Bath**