

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: 32/22

Date to Members: 12/08/2022

Member's Deadline: 18/08/2022 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

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

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

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

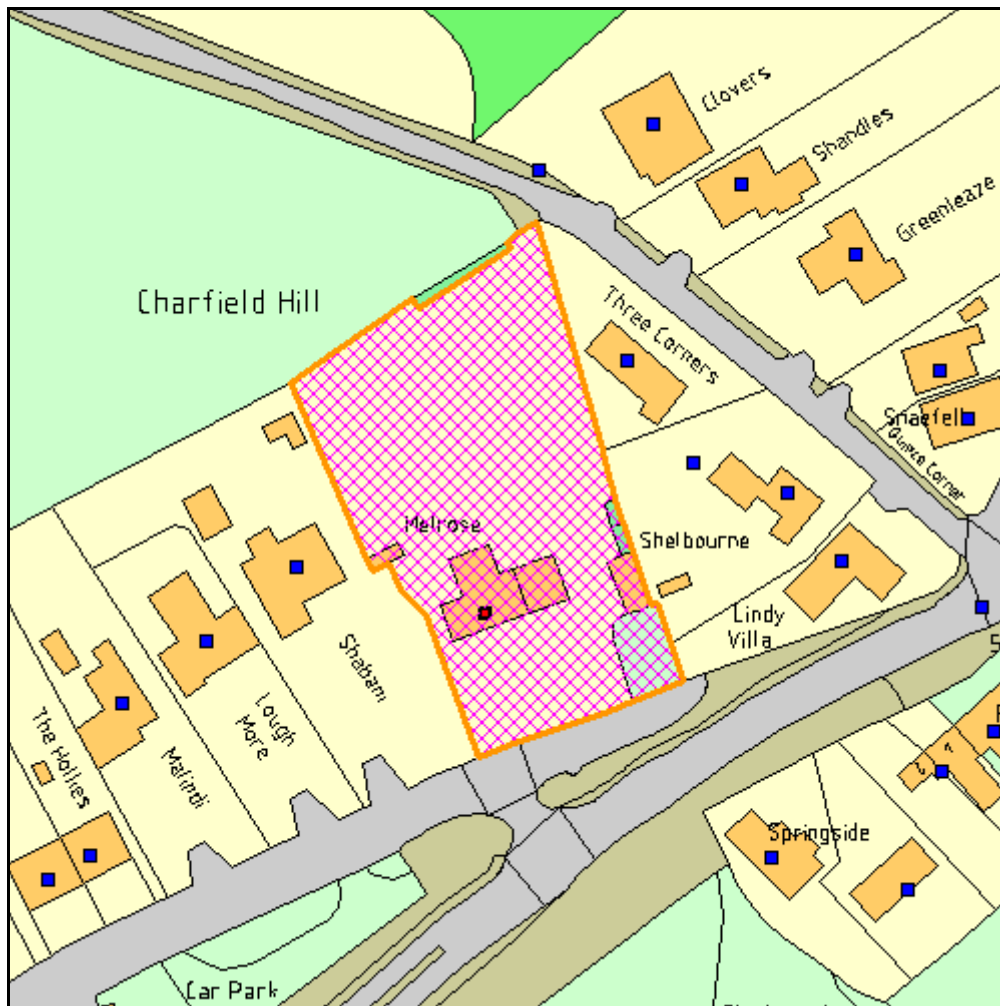
CIRCULATED SCHEDULE 12 August 2022

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P21/06766/F	Approve with Conditions	Melrose House Charfield Hill Charfield South Gloucestershire GL12 8LH	Charfield	Charfield Parish Council
2	P22/01547/HH	Approve with Conditions	188 Willowherb Road Emersons Green South Gloucestershire BS16 7GT	Emersons Green	Emersons Green Town Council
3	P22/02075/HH	Approve with Conditions	25 Quarry Road Alveston South Gloucestershire BS35 3JL	Thornbury South And Alveston	Alveston Parish Council
4	P22/02076/HH	Approve with Conditions	25A Quarry Road Alveston South Gloucestershire BS35 3JL	Thornbury South And Alveston	Alveston Parish Council
5	P22/02247/HH	Approve with Conditions	119 Park Lane Frampton Cotterell South Gloucestershire BS36 2EX	Frampton Cotterell	Frampton Cotterell Parish Council
6	P22/02809/F	Refusal	Building At Oakley House Washingpool Hill Rudgeway South Gloucestershire BS35 3SD	Severn Vale	Olveston Parish Council
7	P22/03038/HH	Approve with Conditions	38 Bourne Close Winterbourne South Gloucestershire BS36 1PL	Winterbourne	Winterbourne Parish Council
8	P22/03296/HH	Approve with Conditions	37 Homefield Road Pucklechurch South Gloucestershire BS16 9QA	Boyd Valley	Pucklechurch Parish Council
9	P22/03512/F	Approve with Conditions	Land Adjoining 28 Cranham Drive Patchway South Gloucestershire BS34 6AQ	Bradley Stoke North	Stoke Lodge And The Common
10	P22/03515/HH	Approve with Conditions	74 Cooks Close Bradley Stoke South Gloucestershire BS32 0BB	Bradley Stoke North	Bradley Stoke Town Council
11	P22/03874/HH	Approve with Conditions	15 Bevan Road Bitton South Gloucestershire BS30 6AE	Bitton And Oldland Common	Bitton Parish Council

CIRCULATED SCHEDULE NO. 32/22 -12th August 2022

App No.:	P21/06766/F	Applicant:	ATZ Homes On Behalf Of Tankard Developments
Site:	Melrose House Charfield Hill Charfield South Gloucestershire GL12 8LH	Date Reg:	25th October 2021
Proposal:	Demolition of existing conservatories and attached garage, and erection of a single storey side extensions. Erection of 3no detached dwellings and conversion and extension of existing outbuilding into 1no. dwelling with access, parking and associated works.	Parish:	Charfield Parish Council
Map Ref:	371699 192102	Ward:	Charfield
Application Category:	Minor	Target Date:	14th December 2021



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N.T.S.

P21/06766/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 the receipt of an objection from Charfield Parish Council contrary to the officer recommendation made below.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the demolition of existing conservatories and attached garage, and the erection of single storey side extensions to Melrose House. The erection of 3no. detached dwellings and the conversion and extension of an existing outbuilding into 1no. dwelling with access, parking and associated works.
- 1.2 The application site relates to Melrose House, a locally listed building. The site is located within the Charfield settlement boundary.
- 1.3 The application has been amended since it was originally submitted, with the number of proposed dwellings reduced, amendments to the extensions to Melrose House, layout and material alterations, and additional information relating to ecology. A full re-consultation has been carried out.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing

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

PSP1	Local Distinctiveness
PSP2	Landscape

PSP3	Trees and Woodland
PSP5	Undesignated Open Spaces within Urban Areas and Settlements
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP43	Private Amenity Space Standards

The Charfield Neighbourhood Plan Adopted 2022

Policy 001	Electric Car Charging Points
Policy 002	Appearance of Dwellings
Policy 003	Design of Buildings
Policy 004	Size of dwellings
Policy 005	Housing Density
Policy 006	Broadband Connectivity
Policy 011	Street Trees
Policy 012	Landscape Buffering
Policy 013	Tree and Hedgerow Preservation

2.3 Supplementary Planning Guidance

Trees on Development Sites SPG (Adopted) Nov. 2005.

South Gloucestershire Design Checklist (Adopted) 2007)

South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013

South Gloucestershire Council Waste Collection: guidance for new developments SPD (Adopted) Jan 2015

3. RELEVANT PLANNING HISTORY

3.1 None relevant.

4. CONSULTATION RESPONSES

RESPONSES TO ORIGINAL SCHEME

4.1 Charfield Parish Council - NO OBJECTIONS *However, the Parish Council was concerned about rain/water run-off from the site and that consideration be given to laying permeable tarmac; that due to the increase in traffic movements, SGC give due consideration to the adequacy of the road junction onto Charfield Hill; that SGC note there is currently a shortage of primary school places at the village school; that a robust CEMP be agreed in line with the recently adopted Charfield Neighbourhood Development Plan.*

4.2 Housing Enabling – No objection, the site is under the threshold for affordable housing and the Charfield Local need survey is over five years old and therefore out of date.

4.3 Conservation – Objection due to harm to the appearance of and the setting to Melrose House.

- 4.4 Ecology – Further surveys required.
- 4.5 Drainage – No objection in principle, detailed drainage design required by condition.
- 4.6 Transport – Garages substandard, bin collection some distance from dwellings, parking spaces require widening.

Other Representations

4.7 Local Residents

3 objections were received, summarised as:

- Plot 4 very close to boundary
- Wall may become unstable due to construction
- Plot size small
- Trees should be removed
- Dust and noise should be kept to a minimum
- Overlooking and overshadowing
- Proposal too high a density
- Additional traffic
- Insufficient visitor parking

RESPONSES TO REVISED SCHEME

- 4.8 Charfield Parish Council - *Charfield Parish Council wish to OBJECT to this application and would comment as follows. Due to the increase in traffic movements, SGC should give due consideration to the adequacy of the road junction onto Charfield Hill; that SGC note there is currently a shortage of primary school places at the village school; that a robust CEMP be agreed in line with the recently adopted Charfield Neighbourhood Development Plan.*
- 4.9 Conservation – Extensions to Melrose House retains far more of its existing character than previously proposed. Concerns relating to visual competition significantly reduced. Building to be converted should be set back. Less intensive development to the rear and garages reduced. Some parking arrangements still prominent. Boundary wall treatment to Melrose House should be retained. The scale of development has been reduced, however the proposal may not be compatible to the site and further revisions should be made.
- 4.10 Ecology – Further surveys have been carried out, no objection subject to conditions relating to mitigation, external lighting and ecological enhancements.
- 4.11 Drainage – Comments as previous.
- 4.12 Transport – Garages below standard however sufficient off-street parking is provided. The walking distance to the waste collection point from the dwellings is in excess of the recommended maximum 30m, however this should not present a problem as long as future residents are advised that they will need to

transport waste and recycling to the collection point. The parking spaces have been widened to provide pathways to front doors and EVCP's have been added. No objection subject to conditions requiring a Construction Environmental Management Plan and the provision of parking arrangements.

5. ANALYSIS OF PROPOSAL

Principle of Development

- 5.1 The proposal is within the settlement boundary of Charfield, where residential development is encouraged under both local and national planning policies. The proposal is considered to be acceptable in principle, subject to other material considerations.

Impact on non-designated Heritage Asset, Design and Visual Amenity

- 5.2 Melrose House is a locally listed building, an attractive double fronted late Victorian/early Edwardian detached villa on the north side of Charfield Hill. While modest in scale, its appearance is embellished by a number of architectural elements that can be considered to characterise residential properties of the period – canted bays, elaborate porch and decorate facia and ridge tile details, which collectively add a degree of refinement to the architectural and aesthetic appearance of the house. The chequer board front boundary walls are also of interest, although they do appear to have been lost by the overgrown hedges to the front. The building has a positive contribution to the character and appearance of the locality.
- 5.3 While the significance of this locally listed building is considered to be predominantly derived by its style and fabric, its setting also contributes to its significance. The appearance has deteriorated, however from past photographs of the property the formal and extensive lawned front garden with boundary treatment can be considered to help reflect the formal or “polite” character of the property and so the house and its gardens, especially to the front, should be seen together as reflecting a historic property that helps characterise the local area in a positive manner. The current condition of the front curtilage with its overgrown hedge should only be given limited weight as per para 196 of the NPPF:

Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

- 5.4 Para 203 of the NPPF states:

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

- 5.5 Policy CS1 of the core strategy also stipulates that:

Development proposals will be required to demonstrate 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.

- 5.6 Revisions to the scheme have resulted in significant changes to the proposed site plan, reducing the amount of proposed dwellings to the rear from 4 to 3. The proposed two storey dwelling to the east has also been removed from the scheme, to be replaced with the conversion of an existing outbuilding. Garages to the front of the site have been removed, and some proposed alterations to Melrose House have been altered or removed from the application.
- 5.7 The proposed density of the site is around 16dpHA. To the west of the dwelling, density is around 10dpHA, and to the east around 19dpHA. The density of the site is therefore considered to be in keeping with the surrounding area. The reduction of the proposed dwellings has resulted in a site that does not appear cramped or overdeveloped, with sufficient space between dwellings to ensure they appear in context with the surrounding semi-rural area.
- 5.8 Plot 4 involves the extension and conversion of an existing outbuilding into a 2bed dwelling. The extension to the building results in a T-shaped building, constructed from reclaimed brickwork and clay double roman tiles to match the existing. The proposal has considerably less visual competition with Melrose House than the previous two storey proposal. The Conservation Officer has suggested that the outbuilding should be demolished back to the building line of Melrose House, however such a significant reduction would mean that the construction would essentially amount to the erection of a new building rather than a conversion. The element forward of the building line is already in place and on site, with the extensions to the building sitting to the rear, having little impact upon the site as perceived from the public realm.
- 5.9 The proposed dwellings to the rear of the site present a less intensive use, with 3no. generous detached dwellings proposed. Garages have been proposed to the east and west, effectively blocked from the public realm by the existing buildings. Whilst the dwellings themselves will be partially visible, they are well designed and are in-keeping with the local area with the use of small gable additions to the frontages. Materials are to be natural stone to the principal elevations with red facing brick quoins, cast stone quoins, roughcast render to the side and rear, and slate effect tiles.
- 5.10 The site will inevitably require subdivision, with the proposed access road implemented where the existing side garage is sited, with parking areas proposed to the front of Melrose House and to the front of plot 4. The existing dilapidated stone wall in front of Melrose House will be taken down and rebuilt, with a new natural stone wall constructed to the front of Melrose House. A condition will also be applied to ensure that the proposed walls to the front of the site are constructed to match the existing natural stone walls, with cock and hen to the top.

- 5.11 The proposed alterations to Melrose House itself have been significantly reduced, with the rear element removed entirely. The alterations now consist of two lean-to style extensions following the removal of the side garage and a dilapidated conservatory. The small-scale extensions have less impact than the elements they are replacing, and due to their design and proposed materials are considered to retain the character of the locally listed building.
- 5.12 In terms of landscaping, the proposal introduces 8 new trees as well as retaining the majority of existing planting, as well as new hedgerows and planting areas, with significant grassed areas. The landscaping is considered to be commensurate with the local area.
- 5.13 The concerns of the Conservation Officer are noted, in that the development and subdivision of the site do result in a small level of harm to the setting of the locally listed building. The overall development is considered to be well designed and will be an attractive addition to the area, as well as providing a modest contribution to the 5YLS within the settlement boundary. A balanced judgement must be made in regards to para 203 of the NPPF and on this occasion it is considered that the benefits of the scheme outweigh the loss of the locally listed building.

Transport

- 5.14 It is noted that the Parish have raised concerns regarding the overall access, however Transport DC have not raised concerns relating to this, and the access is considered to be suitable for the increased traffic movements to the site.
- 5.15 The proposed garages are slightly under the standard dimensions, however sufficient on-site parking is provided without the garages being considered a parking space. 2no visitor spaces are provided to the rear. The proposal is therefore compliant with PSP16.
- 5.16 The proposed access road provides sufficient passing areas to the front of the site to prevent cars from waiting on the public highway. Electric vehicle charging points will be provided to each dwelling.
- 5.17 A Construction Environmental Management Plan will be required by condition. Subject to this, there is no transport objection raised.

Drainage

- 5.18 There is no objection to the application subject to a condition requiring the submission of surface water drainage details including SUDS for flood prevention, pollution control and environmental protection.
- 5.19 For the avoidance of doubt, the following details will be expected:
- A clearly labelled drainage layout plan showing the exact location of any soakaways.
 - Evidence is required to confirm that the ground is suitable for soakaways. Percolation / Soakage test results in accordance with BRE Digest 365 and as

described in Building Regs H – Drainage and Waste Disposal. The submitted infiltration rate/s must be expressed in m/s (meters per second).

- Evidence that the soakaway is appropriately sized in accordance with BRE Digest 365 Soakaway Design.

- Soakaways must be located 5 Metres from any structure including the Public Highway

- No surface water discharge will be permitted to an existing foul sewer without the expressed approval of the sewage undertaker.

Ecology

5.20 A Preliminary Ecological Appraisal & Bat Survey Report (Acer Ecology, June 2022) has been submitted. The site is not covered by any designated sites. Habitats include dense scrub, scattered broadleaved trees, poor semi-improved grassland and species-poor hedgerow.

5.21 A dusk and dawn survey were undertaken as initially the buildings were assessed as being of low and moderate suitability. An updated survey was undertaken in May 2022. The surveys have concluded that four roosts have been found on site within the main dwelling, the side garage, the existing outbuilding and a shed to the rear of Melrose House. The roosts are of local importance, being day roosts for the Common Pipistrelle and Lesser Horseshoe.

5.22 Suitable avoidance, mitigation compensation and enhancement measures have been proposed, including bat boxes and on site supervision/soft strip.

5.23 A European Protected Species (EPS) Licence will be required and the LPA must be confident, prior to issuing any consent, that the "three tests" of the Habitats Regulations (that the conservation status of the affected species will not be harmed; that there is no alternative solution; and that there are "imperative reasons of over-riding public interest") would be met by the proposal and that an EPS licence is likely to be granted.

5.24 Test 1 - Does the development meet a purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance to the environment?

The public benefits should be commensurate with the level of impact. The proposed development would make a modest contribution to the 5YLS. In addition, although modest in size, the construction works will provide jobs in the construction phase, albeit only for a short period of time. The test can be said to be passed.

5.25 Test 2 - There is no satisfactory alternative.

The development proposal is for minor works to the existing dwelling, for conversion of the existing outbuilding which requires work to be carried out in any case, and for the demolition of the existing side garage is required to improve the appearance of the dwelling. The test can be said to be passed.

- 5.26 Test 3 – The action authorised will not be detrimental to the maintenance of the population of the species.

Suitable avoidance, mitigation compensation and enhancement measures have been proposed, including bat boxes and on site supervision/soft strip. Therefore provided all parts of the bat mitigation plan are implemented, the third test of the Habitats Regulations would be met - i.e. that of maintaining favourable conservation status of the affected species. These measures can be secured by condition. The test can be said to be passed.

- 5.27 Ponds within 250m of the site were separated from the site by dispersal barriers. There is one pond that is that is approx. 270m NW of the site that has some connectivity, but is below average. This is combination with suboptimal terrestrial habitat on site means that it is unlikely GCN would be present. Mitigation has been provided which is suitable. If a GCN or any other protected species are discovered during any part of the works, works are to cease immediately and Natural England / Ecologist is consulted.
- 5.28 There are bird nesting opportunities on site and an old bird's nest was recorded in one of the buildings. Appropriate mitigation and enhancements have been recommended which is welcomed.
- 5.29 In its current state the site is not optimal for reptiles, however there are some limited areas where low numbers could exist. Mitigation has been provided and is acceptable.
- 5.30 The site lacks foraging habitat, however the site may be used by badgers passing through. Appropriate mitigation has been provided.
- 5.31 There are some areas suitable for hedgehogs, mitigation has been provided, it is also expected that any proposed fencing is to be installed with hedgehog holes (13cm x 13cm) to allow continued use of the site.
- 5.32 There is no ecological objection, subject to conditions requiring mitigation, external lighting and details of ecological enhancements.

Residential amenity

- 5.33 The proposed dwellings to the rear have been sited in a linear formation, and as such will have limited impact in terms of overbearing impact or overlooking upon each other.
- 5.34 Plot 3 is located close to the boundary of Three Corners, however has been sited back within the site to avoid having an overbearing impact upon the rear of the property. The dwelling will be visible from the side garden of the property, but at 3 to 3.5m from the boundary it is not considered that the dwelling would have cause significant harm to the amenity of the existing dwelling. A bathroom window is proposed on the first floor, which will be conditioned to be obscure glazing.

- 5.35 Plot 1 is located adjacent to the garden area of Shabani, but again the siting avoids significant impact upon the occupants.
- 5.36 The proposed dwellings are located approximately 22.5m away from the rear of Melrose House, and Plot 4 has a separation distance from Plot 3 of 27m.
- 5.37 The proposed amenity areas are in compliance with the amenity space required under policy PSP43.
- 5.38 Overall, the proposals are not considered to have significantly harmful impact upon residential amenity. A working hours condition should however be applied to avoid undue impact during the construction phase.

Broadband

- 5.39 The properties are in a location where Broadband Connectivity is possible. A condition will be applied to ensure the proposal complies with Policy 006 of the Charfield Neighbourhood Plan.

School Places

- 5.40 The comments regarding oversubscription to the local school are noted. The proposal for four dwellings is unlikely to have significant impact, and the scheme is not of a size where contributions would be expected.

Consideration of likely impact on Equalities

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

Planning Balance

- 5.42 The proposal is afforded significant weight as it is appropriate development in a sustainable location within an existing urban area. Modest weight can be afforded as the proposal would have a net gain of 4 dwellings to the 5 year housing supply.
- 5.43 Significant weight is also given to the harm to the setting of a locally listed building. This is balanced against the design and impact of the proposals.

5.44 Concerns have been raised in relation to transport impact of the proposal. On balance, these issues are considered to be acceptable.

5.45 Overall, the application merits outweigh the perceived harms of the development.

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.

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 boundary walls to the front of the development shall have stone work to match that of the existing walls in type, colour, texture, size, coursing and jointing.

Reason:

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

3. A site-specific Construction Environmental Management Plan (CEMP) shall be agreed in writing with the Local Planning Authority prior to commencement of work. The CEMP as approved by the Council shall be fully complied with at all times.

The CEMP shall include but not necessarily be limited to:

- (i) Measures to control the tracking of mud off-site from vehicles.
- (ii) Measures to control dust from the demolition and construction works approved.
- (iii) Adequate provision for the delivery and storage of materials.
- (iv) Adequate provision for contractor parking.
- (v) Details of Main Contractor including membership of Considerate Constructors scheme or similar.
- (vi) Site Manager contact details.

(vii) Processes for keeping local residents and businesses informed of works being carried out and dealing with complaints.

Reason:

In the interests of highway safety and to accord with Policies PSP11 of the adopted South Gloucestershire Policies, Sites and Places DPD. This is a condition precedent as the CEMP needs to be in place prior to works commencing.

4. The dwellings shall not be occupied until the access and parking (including Electric Vehicle Charging Points) arrangements have been completed in accordance with the submitted details.

Reason:

In the interests of highway safety and to accord with Policies PSP11 and PSP16 of the adopted South Gloucestershire Policies, Sites and Places DPD.

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

Reason:

To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2012. This is a condition precedent to ensure drainage details have been set prior to the commencement of development.

6. The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal & Bat Survey Report (Acer Ecology, June 2022)

Reason:

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

7. No external lighting shall be installed until , a "lighting design strategy for biodiversity" for the boundary features and any native planting has been submitted to and approved in writing by the local planning authority. The strategy shall:
 - Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

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

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

Reason:

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

8. Prior to commencement of works a plan detailing the location and specifications of ecological enhancements detailed within Preliminary Ecological Appraisal & Bat Survey Report (Acer Ecology, June 2022) is to be submitted to the local authority for review. This includes, but not limited to hedgehog holes, native planting, bat house, bat and bird boxes. The submission shall include a timetable for provision, and the enhancements shall be installed in accordance with the approved details.

Reason:

To protect against harm to protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework. This is a condition precedent as some enhancements are required to be installed prior to work commencing.

9. All bathroom windows shall at all times be of obscured glass to a level 3 standard or above and be permanently fixed in a closed position, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy PSP8 of the Policies Sites and Places DPD (Adopted) November 2017

10. The properties shall have suitable connections to services to ensure that future occupiers have access to full fibre broadband.

Reason:

To comply with Policy 006 of the Charfield Neighbourhood Plan (2022)

11. All hard and/or soft landscape works shall be carried out in accordance with the approved Soft Landscape and Tree Replacement Plan (27th May 2022). The works shall be carried out prior to the occupation of any part of the development. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local

Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason:

To ensure that the landscape scheme is implemented and maintained in accordance with PSP2 of the Policies Sites and Places DPD (Adopted) November 2017.

12. The hours of working on site during the period of construction shall be restricted to
Monday - Friday - 7:30am - 6:00pm
Saturday - 8:00am - 1:00pm

No working shall take place on Sundays or Public Holidays.

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

Reason:

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

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

19 Oct 2021	07		HARD LANDSCAPE AND BOUNDARY TREATMENT DETAILS
19 Oct 2021	10		EXISTING MELROSE HOUSE PLANS
19 Oct 2021	11		EXISTING MELROSE HOUSE ELEVATIONS
27 May 2022			SOFT LANDSCAPE AND TREE REPLACEMENT PLAN
27 May 2022	01	E	PROPOSED SITE PLAN
27 May 2022	02	C	HOUSE TYPE 1
27 May 2022	03	C	HOUSE TYPE 2
27 May 2022	05	B	DOUBLE GARAGE
27 May 2022	08	B	PROPOSED DRAINAGE LAYOUT
27 May 2022	12	A	PROPOSED FLOOR PLANS MELROSE HOUSE
27 May 2022	13	A	PROPOSED ELEVATIONS MELROSE HOUSE
12 Jul 2022	15		OUTBUILDING SURVEY
12 Jul 2022	16		PLOT 4 PROPOSED

Reason:

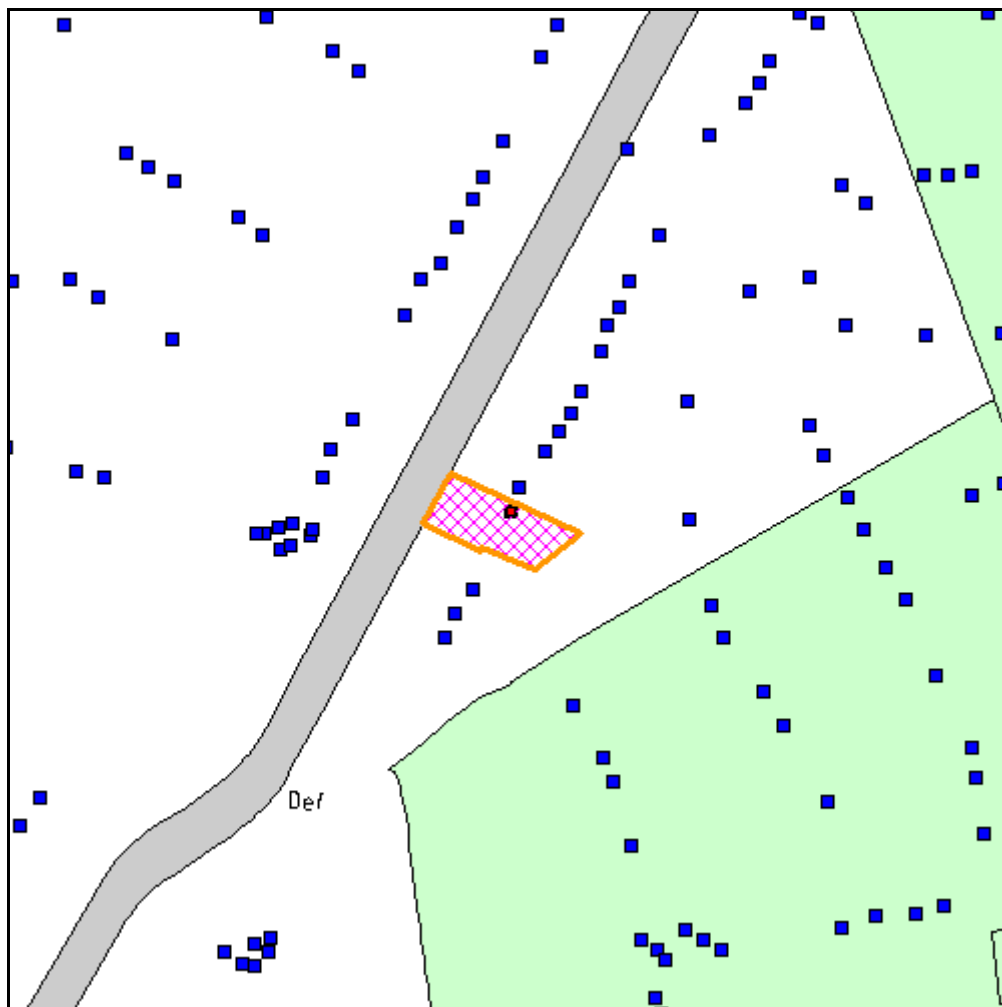
To define the terms and extent of the permission.

Case Officer: Rae Mepham

Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 32/22 - 12th August 2022

App No.:	P22/01547/HH	Applicant:	Mr A Porter
Site:	188 Willowherb Road Emersons Green South Gloucestershire BS16 7GT	Date Reg:	9th March 2022
Proposal:	Erection of a single storey side extension to form additional living accommodation.	Parish:	Emersons Green Town Council
Map Ref:	367602 178028	Ward:	Emersons Green
Application Category:	Householder	Target Date:	3rd May 2022



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P22/01547/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.

This application has been referred to Circulated Schedule on account of the application receiving three objections contrary to the Officer recommendation.

1. **THE PROPOSAL**

- 1.1 Planning permission is sought for a single storey side extension to form additional living accommodation at 188 Willowherb Road, Emersons Green. This proposal has been revised from the initially submitted scheme which featured a two-storey side extension.
- 1.2 The application site comprises of a recently constructed, semi-detached, two storey townhouse and associated curtilage. Notable design features of the property include striking render surrounds upon the windows of the principal elevation. The application site forms part of the Emersons Green urban extension and is bounded by similar residential properties that vary in scale and form, but utilise matching external materials affording a pronounced identity to the locale. The wider context is predominantly residential in nature, but with a cluster of light industrial and warehouse and distribution uses situated alongside the M4, 130 metres to the north of the site.
- 1.3 The application site is situated within the eastern fringe of Bristol's urban area and has been safeguarded as a housing/mixed use site that also benefits from a mineral safeguarding area designation.

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
CS29 Communities of the Eastern Fringe of Bristol Urban Area

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

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP24 Mineral Safeguarding Area

PSP38	Development Within Existing Residential Curtilages, Including New Extensions and New Dwellings
PSP43	Private Amenity Space Standards
PSP47	Site Allocations and Safeguarding

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)

3. RELEVANT PLANNING HISTORY

- 3.1 This application site features an extensive and complex planning history on account of the recent comprehensive development of this major urban extension. For brevity and clarity, only the key determinations have been included below:
- 3.2 **PK17/2795/RM** Erection of 56 no. dwellings including garages, parking, landscaping and associated works. (Approval of Reserved Matters - appearance, landscaping, layout and scale; to be read in conjunction with Outline Planning Permission PK15/4232/RVC, formerly PK04/1965/O). **Approved with Conditions** 12th January 2018.
- 3.3 **PK15/4232/RVC** Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m² of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m² of small scale A1,A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavilion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. Variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application. **Approved with Conditions** 9th May 2016.
- 3.4 **PK04/1965/O** Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m² of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m² of small scale A1,A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavillion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. **Approved with S106** 14th June 2013.

3.5 This site has also been the focus of a series of enforcement investigations relating to various aspects of the urban extension.

4. CONSULTATION RESPONSES

4.1 Emersons Green Town Council

No response.

4.2 Transportation Development Control Officer

Initial response - Requested additional info.

No further response received.

4.3 Neighbouring Residents

This application has received 3 comments in support of the proposal and 3 comments objecting to this proposal. The issues raised by those objecting related to loss of view, loss of light, loss of privacy and a resultant greater sense of enclosure.

4.4 Case Officer Comment

It is noted that not all the issues raised by concerned neighbours are material planning considerations. The loss of a view, where its has not benefitted from any legal protections, is not a material planning consideration that can be taken into account in the determination of this application. The concerns regarding light, privacy and enclosure are material considerations and shall be fully addressed in the analysis below.

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 a C3 dwellinghouse. The proposed development would extend the area of living accommodation at the expense of a strip of the garden area. 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 revised scheme seeks to introduce a single storey side extension that would be recessed 0.45 metres off the principal elevation, would align with the rear elevation and project 3 metres. Its gabled roof would match the form and pitch of that of the main dwelling, rising from an eaves height of 2.9 metres to a maximum ridge height of 5.9 metres.
- 5.4 With regard to matters of scale and massing, by virtue of its single storey nature, this extension would present as a clearly subservient addition that would maintain the primacy of the host dwelling. The 3 metre projection would exceed 50% of the breadth of the existing dwellinghouse, a clear departure from the design principles for proportionate side extensions detailed in the Householder Design Guide SPD, which seeks to limit such extensions to 33% to remain in true proportion. Notwithstanding this departure from best practice, the resultant extension is not considered to result in a pronounced unbalancing effect upon the host pair of semis, primarily on account of its recess off the principal elevation and its single storey nature. Furthermore, as this arrangement would broadly emulate the relationship of various single storey garages that are a common feature alongside dwellinghouses in the surrounding housing estate, an addition of this scale and form, whilst technically disproportionate to its host, would not appear especially jarring or otherwise out of character within this context. Therefore, in the absence of any pronounced harms arising from the marginally disproportionate scale of extension, this concern is not sufficient grounds to sustain a design objection to the proposal.
- 5.5 Concerning the detailed design, the proposed use of red bricks, eternit slate roof tiles and anthracite grey UPVC fittings would match those featured upon the host dwelling. This will ensure that the extension is not only informed by, and assimilates with, the host dwelling, but would also cohere with the limited palette of materials that are exhibited across the wider street scene. In addition, the rendered surrounds that are a prominent design feature of the fenestration upon the principal elevation have been replicated for the sole window upon the principal elevation. In negotiation with the applicant's agent, the location of this window has been revised to be centrally justified within the extension and to include a gap between the eaves and the render surround that would correspond to the gap featured at first floor level. The alignment of the cills and lintels are informed by the existing ground floor window. Taken together, the revised scheme as submitted on 1st August accords with best practice principles and raises no concerns with regard to its detailed design.
- 5.6 In summation of the above, whilst this proposal would not strictly accord with all the design principles for side extensions detailed in the Householder Design Guide SPD, it is of a scale, form and exhibits detailed design that would reinforce the established character. As such, this proposal would broadly accord with standards of design sought by CS1 and PSP1 and would fully satisfy part 1) of PSP38.

Residential Amenity

- 5.7 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.
- 5.8 The greatest impacts of this development proposal in terms of neighbouring amenity would be to No.186, situated due south of the application site, and Nos. 229 and 231 situated opposite.
- 5.9 For No. 186, the proximity of the blank gable ended side elevation of the extension would be only 6.5 metres distant from the habitable room windows upon its side elevation. Whilst this proximity is significantly less than the 12 metre distance recommended in the Assessing Residential Amenity: TAN, there are additional material considerations to take into account. Firstly, the presence of an intervening boundary wall only 4.6 metres distant already serves to constrain the outlook available from the ground floor window and secondly, the light and outlook afforded from each of these north facing windows serves as only a secondary source to the primary windows on the principal elevation. In combination, these factors substantially mitigate any potential loss of amenity to the occupants of No. 186 such that the proposed relationship would not constitute an unacceptable loss of amenity as expressed in PSP8. Furthermore, the current occupants of this property have submitted comments indicating their personal support of the proposal.
- 5.10 The other affected properties would be Nos. 229 and 231 situated directly opposite the application site on the western side of Willowherb Road. It is this relationship that has given rise to the three objections received, raising concerns as to the loss of morning sunlight, privacy and the resultant sense of enclosure. These shall be addressed in turn.
- 5.11 The additional bulk of the proposed extension would undoubtedly serve to block some early morning sunlight, casting a shadow across Willowherb Road onto the property's opposite. Yet, on account of its single storey nature and the intervening 22.5 metre distance between the properties, this would be for only a brief duration each morning. As such, the nominal loss of direct sunlight afforded to these facing habitable room windows would not have such a compromising impact upon the amenity afforded to the occupants of these properties to sustain an objection to the proposal.
- 5.12 Concerning privacy, the only additional fenestration proposed would be situated on the front and rear elevations. To the rear, this would accord with best practice principles by providing an outlook exclusively orientated toward the enclosed rear garden of the host dwelling. Upon the principal elevation, this additional window would provide an outlook across Willowherb Road toward the ground floor habitable room windows and first floor Juliet balconies of Nos. 229 and 231. This relationship is broadly akin to that of the existing ground floor habitable room window of the host dwelling, but the separation distance has been increased on account of the 0.45 metre recess off the principal elevation.

The Assessing Residential Amenity: TAN explains that in instances such as this there are no prescribed minimum distances for facing windows across the public realm on account of these windows already being overlooked. Notwithstanding this, the 22.5 metre separation distance is considered sufficient to ensure against a harmful degree of inter-looking in any case. As such, whilst the privacy concerns of the occupants of these properties are acknowledged, the impact of this relationship upon neighbouring privacy would not be reasonable grounds to refuse the proposal.

- 5.13 The final neighbouring amenity concern relates to the alleged increased sense of enclosure afforded by this extension. Whilst the pitched roof would reach a total height of 5.9 metres, this roof slope would be orientated away from Willowherb Road and would involve the partial removal of the existing 2 metre boundary wall. The proposed eaves height would be 0.9 metres taller, but is set back behind the established building line. As such, this relationship would contribute only nominally greater sense of enclosure and would not constitute an overbearing or otherwise unacceptable form of development.
- 5.14 It should be noted that the three objections to this development were received prior to the amendment of the proposal to a single storey extension. The resultant impact in terms of loss of light, loss of privacy and sense of enclosure on account of this change have all been significantly reduced to an acceptable standard.
- 5.15 A final consideration pertaining to neighbouring amenity relates to the potential impact of subsequent development via the permitted development rights afforded to householders. This assessment has revealed no additional concerns and as such there is no justification for a condition restricting permitted development rights.
- 5.16 With regard to the amenity afforded to occupants of the host dwelling, the extension would afford an acceptable degree of light and outlook to all habitable rooms and the internal volumes would significantly exceed the minimum standards detailed in the Technical Housing Standards – Nationally Prescribed Space Standards Statutory Guidance. The introduction of the side extension would also serve to reduce the available private amenity space. Further, as the extension would result in a narrow 0.8 metre strip of amenity space along its flank, not all of the available space would be practicably usable. Nevertheless, the remaining usable private amenity space contained within the front and rear gardens is more than sufficient to accord with the minimum provision set out in PSP43 for a three bedroom property.
- 5.17 In light of the above, the revised scheme would not incur any unacceptable impacts upon the amenity of neighbouring properties or the amenity afforded to occupants of the host dwelling in accordance with PSP8 and would satisfy both parts 2) and 4) of PSP38.

Sustainable Transport & Parking Provision

- 5.18 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 Councils parking standards.
- 5.19 The proposed works would serve to provide additional living accommodation within the property, but the revised scheme would not increase the provision of bedrooms or otherwise expand the degree of occupancy within the dwelling. As such, the extant parking and transportation provision for the application site is unaffected by this revised proposal.
- 5.20 Prior to the scheme being revised to a single storey extension, the Transportation Development Control Officer requested that additional supporting information pertaining to the number of bedrooms and on site parking provision is submitted. However, as the revised scheme would no longer have any bearing upon the existing parking requirements or provision, this request can reasonably be discounted.

Consideration of likely impact on Equalities

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

Reason

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

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

Site Location and Block Plan - Drawing No: 2167-2

Received by the Local Planning Authority on 8th March 2022; and

Proposed Floor Plan - Drawing No: 2167-3 Rev: C

Proposed Elevations - Drawing No: 2167-4 Rev: C

Received by the Local Planning Authority on 1st August 2022.

Reason

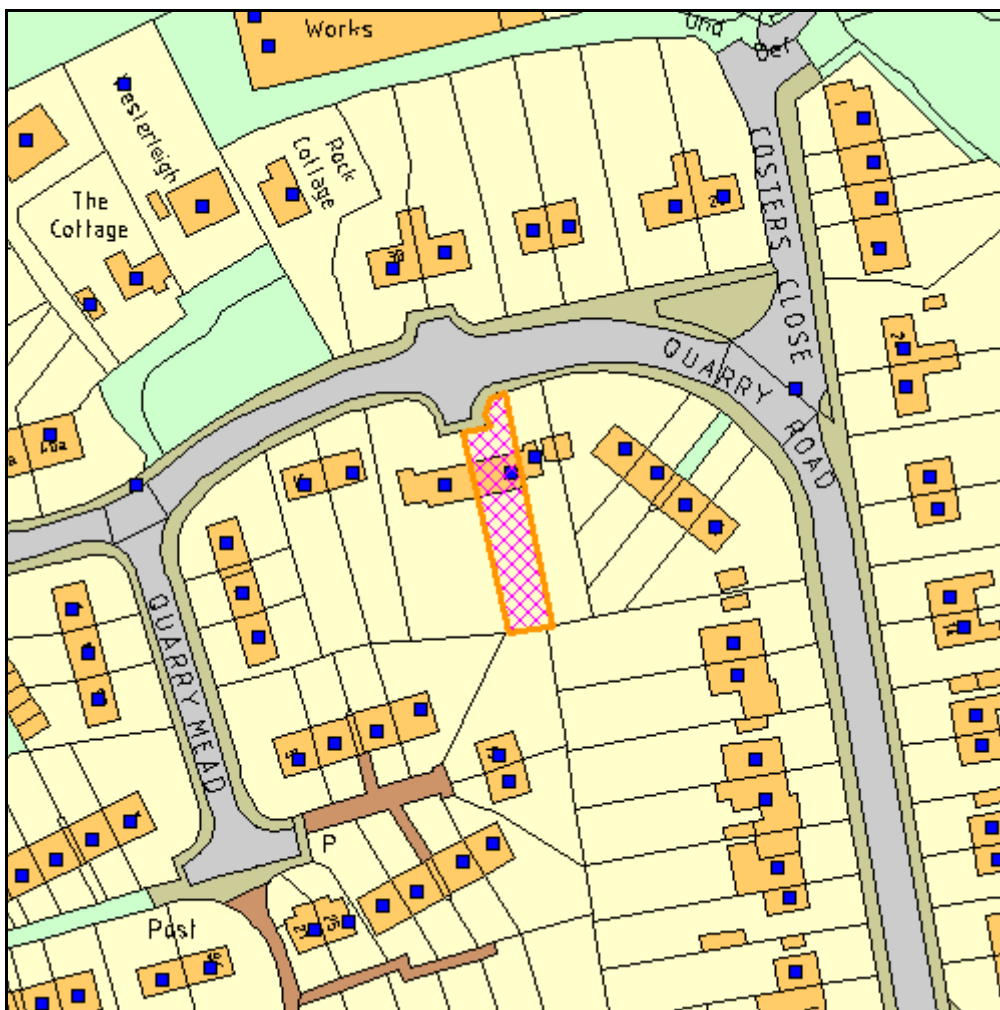
For the eradication of doubt as to the parameters of the development hereby permitted, ensuring a high quality design in accordance with policy CS1 of the South Gloucestershire Local Plan, Core Strategy 2013.

Case Officer: Steffan Thomas

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 32/22 - 12th August 2022

App No.:	P22/02075/HH	Applicant:	Mr Basri Kalia
Site:	25 Quarry Road Alveston South Gloucestershire BS35 3JL	Date Reg:	8th April 2022
Proposal:	Installation of 2no. rear dormer windows and 3no. front rooflights to form loft conversion. Resubmission of application P21/01205/F.	Parish:	Alveston Parish Council
Map Ref:	363041 188365	Ward:	Thornbury South And Alveston
Application Category:	Householder	Target Date:	2nd June 2022



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P22/02075/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 CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of 2no traditional styled dormers and 3no roof lights to facilitate loft conversion at 25 Quarry Road. This application forms a resubmission of application ref. P21/01205/F, following a refused, retrospective application, and subsequent dismissed appeal for the erection of a box type dormer.
- 1.2 The application site is located within an existing settlement boundary and is washed over by the Bristol and Bath Green Belt. No other restrictive designations apply.
- 1.3 Since the point of submission, an amended design has been put forward which sees the replacement of the box dormer with 2no traditional styled dormers.
- 1.4 The Planning Inspectorates comments within the previously dismissed appeal form a material consideration moving forward, and should be overcome in order for the application to be recommended for approval. In note, the Inspector agreed with the council that the previous development was not of a quality of design and was unacceptably harmful to the character and appearance of the host property and the immediate surroundings. No objections were raised with regards to the appropriateness of development within the Green Belt, impact to the neighbours residential amenity, or levels of parking.
- 1.5 This application should be read in conjunction with the sister application for the adjoining site (25A Quarry Road), ref. P22/02076/HH. Following the set of revised plans being received, a 21day re-consultation was issued.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP7	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) 2007
Residential Parking Standards SPD (Adopted) 2013
Residential Amenity TAN (Endorsed) 2016
Householder Design Guide SPD (Adopted) 2021

3. **RELEVANT PLANNING HISTORY**

Ref. P21/01205/F. Permission Refused, 29/4/2021. Appeal Dismissed.
Proposal: *Installation of 1no rear dormer to facilitate loft conversion. (Retrospective).*

Ref. P20/18897/F. Permission Granted, 29/1/2021.
Proposal: *Erection of two storey side extension to form 1 no. dwelling. Erection of single storey rear extension and to porch to existing dwelling to form additional living accommodation.*

4. **CONSULTATION RESPONSES**

Following the set of revised plans, a full 21 day re-consultation was issued to all relative stakeholders.

4.1 Alveston Parish Council

Comment 1: *“The Parish Council Planning Committee object to P22/02075/HH for the reasons laid out in application P21/01205/F which was explained that due to it not being in keeping with any other development in the area and that it is overlooking neighbours and that there are more bedrooms therefore increasing habitable occupants consequently more parking spaces being required.”*

Comment 2: *“The Parish Council Planning Committee strongly object to P22/02075/HH as applications relating to this address is under enforcement and no other applications should be considered until the enforcement notice is fully followed through. All previous objections from the Parish Council remain for this application.”*

4.2 Other Consultees

Sustainable Transport
No objection.

Other Representations

4.3 Local Residents

The Local Planning Authority received 4no. objection comments (from 2 persons), with key points summarised below:

- Harm to character and appearance of the host property and its context;
- Property could become a HMO;
- Over dominant and overbearing; and
- Loss of privacy.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application seeks permission for the erection of 2no traditional dormers to form additional living accommodation within an existing residential curtilage, which is within an established settlement boundary. This type of development is acceptable in principle as set out in policy PSP38. The site is also washed over by the Bristol and Bath Green Belt, for which forms an additional element to the principle of development, with further direction provided under policy PSP7 and paragraph 149 of the NPPF. Further material consideration include that of visual amenity, residential amenity and parking, further to overcoming the issues raised by the Planning Inspectorate within the previous appeal. These detailed matters will be discussed below.

5.2 Green Belt

With regard to extensions to existing buildings, Policy PSP7 of the South Gloucestershire Policies, Sites and Places Plan states that, as a general guide, additions of up to 30% of the volume of the original building would likely be considered appropriate. Where an extension would exceed this up to 50% the proposal would be carefully assessed, paying particular attention to the scale and proportion of the proposed extension. Where proposed extensions exceed 50%, the policy indicates that this would likely be considered disproportionate and therefore inappropriate.

5.3 In terms of the volume increase, the proposal is relatively modest, and would be kept below the aforementioned 30% increase. Whilst some degree of impact on the openness of the Green Belt would occur, due to the development being confined within the overall massing of the property, there would not be any unreasonable harm to the openness of the Green Belt.

5.4 Design and Visual Amenity

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

- 5.5 Since the point of submission, the previously proposed box dormer has been omitted and replaced with two traditional (bonnet type) dormers. These dormers appear as subservient additions within the roof space and have been designed in alignment with the requirements of the Householder Design Guide SPD. Whilst the objections have been noted, this design of dormer is considered to be suitable within the residential setting. No objections are raised in relation to the proposed roof lights. As such, officers consider that the previous reasons for refusal have been overcome and that the proposed development would not result in any unreasonable harm to the character and appearance of the host property and the immediate surroundings.
- 5.6 Residential Amenity
Local residents raised several concerns in relation to overlooking and loss of privacy. Similar concerns were raised within the previous application for the site. It was concluded that any potential level of overlooking that could be achieved, would be of a degree that is expected in such residential setting. In regards to the currently proposed changes, it is considered that whilst there could potentially be some degree of overlooking/ loss of privacy, it would not be to such a degree as to materially affect the nearby residents.
- 5.7 Overall, it is considered that any potential overlooking issues, as well as any potential loss of privacy, would not amount to a material degree, and therefore would not justify refusing the planning application on such grounds. For confirmation, no objections to this element were expressed by the Planning Inspectorate.
- 5.8 Access and Transport
Based on the submitted plans, the number of bedrooms within the dwelling would remain the same as previously approved (3no. bedrooms). Therefore, there is no need for creation of parking spaces in addition to those previously approved.
- 5.9 Other Matters
In regards to potential HMO. Whilst the property in question could potentially be converted into the House of Multiple Occupancy in the future, this is not the subject of the current assessment.
- 5.10 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. 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 Granted Planning Permission 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 by the council on 4th July 2022: Proposed Plans (Revised), Street Scene (Revised). Received by the council on 6th April 2022: The Location Plan.

Reason

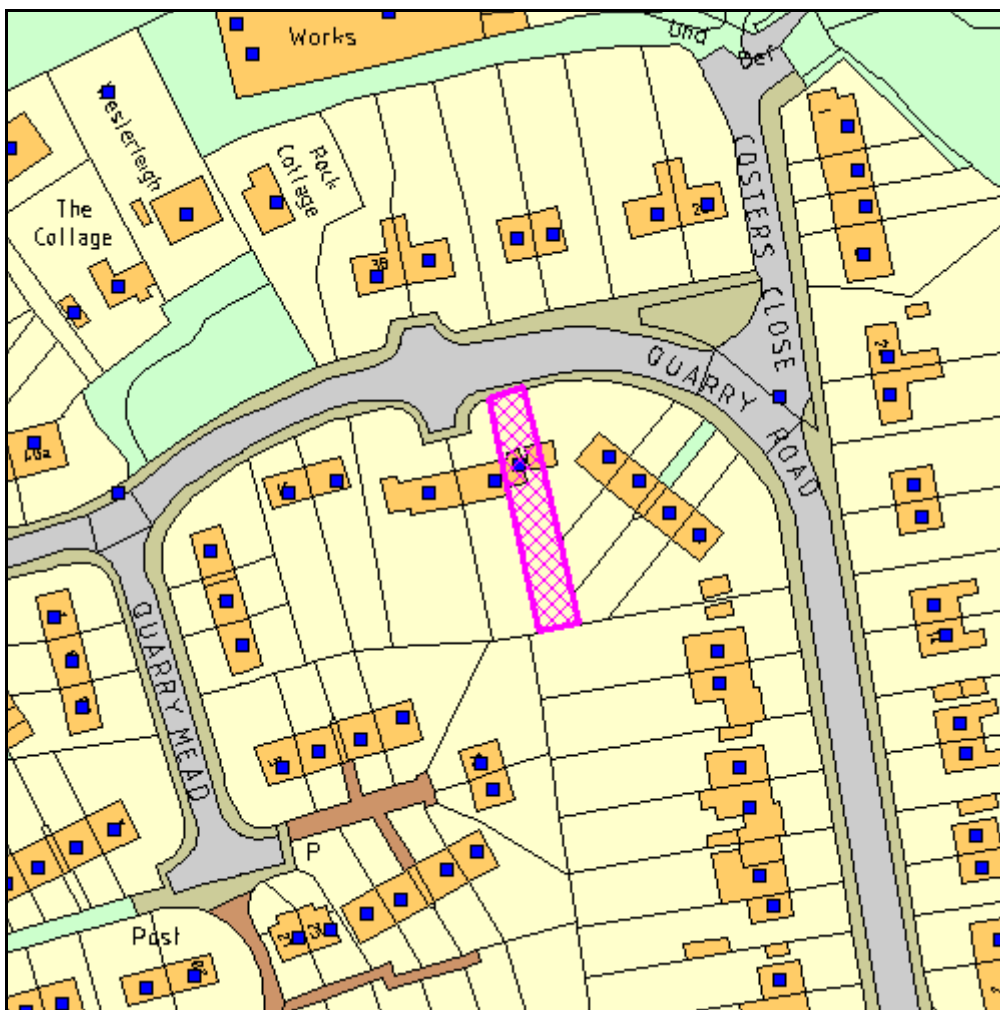
To define the terms and extent of the permission.

Case Officer: Thomas Smith

Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 32/22 - 12th August 2022

App No.:	P22/02076/HH	Applicant:	Mr Basri Kalia
Site:	25A Quarry Road Alveston South Gloucestershire BS35 3JL	Date Reg:	8th April 2022
Proposal:	Installation of 2no. rear dormer windows and 3no. front rooflights to form loft conversion. Re-submission of P21/01993/F.	Parish:	Alveston Parish Council
Map Ref:	363045 188368	Ward:	Thornbury South And Alveston
Application Category:	Householder	Target Date:	1st June 2022



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N.T.S.

P22/02076/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 CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of 2no traditional styled dormers and 3no roof lights to facilitate loft conversion at 25A Quarry Road. This application forms a resubmission of application ref. P21/01993/F, following a refused, retrospective application, and subsequent dismissed appeal for the erection of a box type dormer.
- 1.2 The application site is located within an existing settlement boundary and is washed over by the Bristol and Bath Green Belt. No other restrictive designations apply.
- 1.3 Since the point of submission, an amended design has been put forward which sees the replacement of the box dormer with 2no traditional styled dormers.
- 1.4 The Planning Inspectorates comments within the previously dismissed appeal form a material consideration moving forward, and should be overcome in order for the application to be recommended for approval. In note, the Inspector agreed with the council that the previous development was not of a quality of design and was unacceptably harmful to the character and appearance of the host property and the immediate surroundings. No objections were raised with regards to the appropriateness of development within the Green Belt, impact to the neighbours residential amenity, or levels of parking.
- 1.5 This application should be read in conjunction with the sister application for the adjoining site (25 Quarry Road), ref. P22/02075/HH. Following the set of revised plans being received, a 21day re-consultation was issued.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP7	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) 2007
Residential Parking Standards SPD (Adopted) 2013
Residential Amenity TAN (Endorsed) 2016
Householder Design Guide SPD (Adopted) 2021

3. **RELEVANT PLANNING HISTORY**

Ref. P21/01205/F. Permission Refused, 29/4/2021. Appeal Dismissed.
Proposal: *Installation of 1no rear dormer to facilitate loft conversion. (Retrospective).*

Ref. P20/18897/F. Permission Granted, 29/1/2021.
Proposal: *Erection of two storey side extension to form 1 no. dwelling. Erection of single storey rear extension and to porch to existing dwelling to form additional living accommodation.*

4. **CONSULTATION RESPONSES**

Following the set of revised plans, a full 21 day re-consultation was issued to all relative stakeholders.

4.1 Alveston Parish Council

Comment 1: *“The Parish Council Planning Committee object to P22/02075/HH for the reasons laid out in application P21/01205/F which was explained that due to it not being in keeping with any other development in the area and that it is overlooking neighbours and that there are more bedrooms therefore increasing habitable occupants consequently more parking spaces being required.”*

Comment 2: *“The Parish Council Planning Committee strongly object to P22/02075/HH as applications relating to this address is under enforcement and no other applications should be considered until the enforcement notice is fully followed through. All previous objections from the Parish Council remain for this application.”*

4.2 Other Consultees

Sustainable Transport
No objection.

Other Representations

4.3 Local Residents

The Local Planning Authority received 4no. objection comments (from 2 persons), with key points summarised below:

- Harm to character and appearance of the host property and its context;
- Property could become a HMO;
- Over dominant and overbearing; and
- Loss of privacy.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application seeks permission for the erection of 2no traditional dormers to form additional living accommodation within an existing residential curtilage, which is within an established settlement boundary. This type of development is acceptable in principle as set out in policy PSP38. The site is also washed over by the Bristol and Bath Green Belt, for which forms an additional element to the principle of development, with further direction provided under policy PSP7 and paragraph 149 of the NPPF. Further material consideration include that of visual amenity, residential amenity and parking, further to overcoming the issues raised by the Planning Inspectorate within the previous appeal. These detailed matters will be discussed below.

5.2 Green Belt

With regard to extensions to existing buildings, Policy PSP7 of the South Gloucestershire Policies, Sites and Places Plan states that, as a general guide, additions of up to 30% of the volume of the original building would likely be considered appropriate. Where an extension would exceed this up to 50% the proposal would be carefully assessed, paying particular attention to the scale and proportion of the proposed extension. Where proposed extensions exceed 50%, the policy indicates that this would likely be considered disproportionate and therefore inappropriate.

5.3 In terms of the volume increase, the proposal is relatively modest, and would be kept below the aforementioned 30% increase. Whilst some degree of impact on the openness of the Green Belt would occur, due to the development being confined within the overall massing of the property, there would not be any unreasonable harm to the openness of the Green Belt.

5.4 Design and Visual Amenity

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

- 5.5 Since the point of submission, the previously proposed box dormer has been omitted and replaced with two traditional (bonnet type) dormers. These dormers appear as subservient additions within the roof space and have been designed in alignment with the requirements of the Householder Design Guide SPD. Whilst the objections have been noted, this design of dormer is considered to be suitable within the residential setting. No objections are raised in relation to the proposed roof lights. As such, officers consider that the previous reasons for refusal have been overcome and that the proposed development would not result in any unreasonable harm to the character and appearance of the host property and the immediate surroundings.
- 5.6 Residential Amenity
Local residents raised several concerns in relation to overlooking and loss of privacy. Similar concerns were raised within the previous application for the site. It was concluded that any potential level of overlooking that could be achieved, would be of a degree that is expected in such residential setting. In regards to the currently proposed changes, it is considered that whilst there could potentially be some degree of overlooking/ loss of privacy, it would not be to such a degree as to materially affect the nearby residents.
- 5.7 Overall, it is considered that any potential overlooking issues, as well as any potential loss of privacy, would not amount to a material degree, and therefore would not justify refusing the planning application on such grounds. For confirmation, no objections to this element were expressed by the Planning Inspectorate.
- 5.8 Access and Transport
Based on the submitted plans, the number of bedrooms within the dwelling would remain the same as previously approved (3no. bedrooms). Therefore, there is no need for creation of parking spaces in addition to those previously approved.
- 5.9 Other Matters
In regards to potential HMO. Whilst the property in question could potentially be converted into the House of Multiple Occupancy in the future, this is not the subject of the current assessment.
- 5.10 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. 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 Granted Planning Permission 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 by the council on 4th July 2022: Proposed Plans (Revised), Street Scene (Revised). Received by the council on 6th April 2022: The Location Plan.

Reason

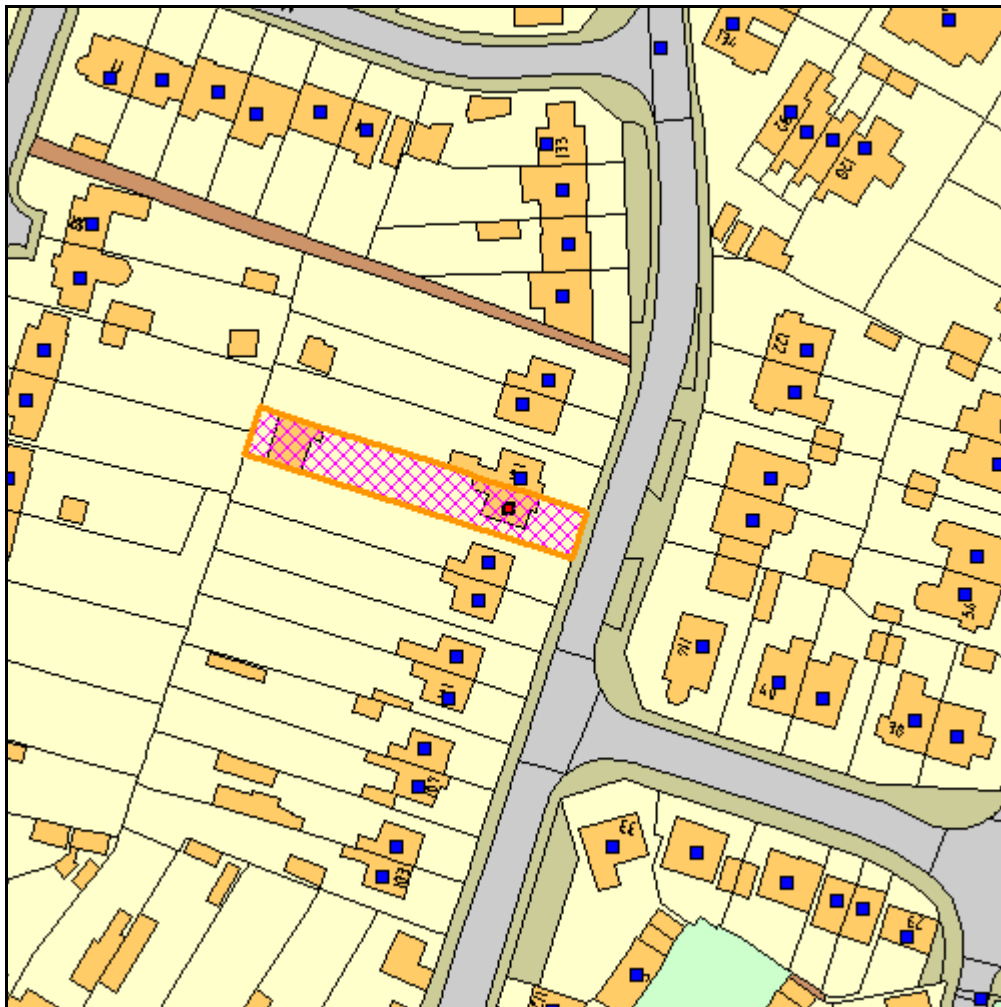
To define the terms and extent of the permission.

Case Officer: Thomas Smith

Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 32/22 -12th August 2022

App No.:	P22/02247/HH	Applicant:	Mr Ryan Bennett
Site:	119 Park Lane Frampton Cotterell South Gloucestershire BS36 2EX	Date Reg:	19th April 2022
Proposal:	Demolition of Existing Garage. Erection of rear Annexe (retrospective)	Parish:	Frampton Cotterell Parish Council
Map Ref:	366632 181041	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	14th June 2022



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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of a letter of objection from Frampton Cotterell Parish Council.

1. THE PROPOSAL

- 1.1 Planning permission is sought retrospectively for the demolition of an existing garage and the erection of an annexe at 119 Park Lane, Frampton Cotterell.
- 1.2 The application site comprises a two storey semi-detached dwelling that had a large rear garage. The rear garage was accessed via a narrow driveway that runs along the side of the property. The application site is located within the defined Frampton Cotterell settlement boundary.
- 1.3 The annexe that has been built is in the rear garden of the host dwelling and has a width of 6.6 metres, a depth of 7.3 metres (8.55 metres with the roof overhand), an eaves height of 2.55 metres and a maximum height of 4.25 metres.

2. POLICY CONTEXT

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

- 2.2 Development Plan

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

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development

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

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

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013
Assessing Residential Amenity TAN (Endorsed) 2016
Household Design Guide SPD (Adopted) March 2021

3. RELEVANT PLANNING HISTORY

3.1 P21/05870/F

Erection of a two storey and single storey rear extension to form additional living accommodation.

Approve with Conditions (29/10/2021)

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

Objection - There is not enough information to establish that the building is a subservient annexe to the main dwelling. There is also insufficient evidence to establish that the building satisfactorily implies with PSP38.

4.2 Archaeology Officer

No comment

4.3 Sustainable Transport

Information required.

4.4 Local Residents

1no. objection comment from local residents has been received making the following points:

- It is pointless to inform tenants when the building has already been built and is rather large. When it was suggested some time back to build in the back garden it was refused by the tenants.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the demolition of an existing garage and the erection of an annexe at an existing residential property. Policy PSP38 of the Policies, Sites and Places Plan permits development 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.

5.2 Annexe Test

For a proposal to be considered an annexe it should only contain ancillary accommodation to the main dwelling and have some form of function and physical reliance upon the main dwelling. Whilst the submitted plans do not show the internal layout of the annexe, it is considered that its modest size and location within the rear garden of the host property would not make it suitable (with regards to the policies of the LDP) or attractive in its own right as an independent dwelling. The only way to access the annex is along the side of the existing hose (which is narrow) and would share the garden area. As such, the proposal can be considered to form an annex that is ancillary to the host dwelling. For the avoidance of doubt, a condition would be attached to any decision, preventing the proposed annexe being used as a separate dwelling.

- 5.3 Design and Visual Amenity
Policy CS1 of the Core Strategy and Policy PSP1 and PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.4 The proposed annexe is similar in scale to the previous garage what was removed and would have a design that is expected from a residential outbuilding. The proposal is finished in render with modern concrete roof tiles.
- 5.5 On the basis of the assessment set out above, it is not considered that the proposed development would detract from the appearance of the building or negatively impact the visual amenity of the street scene or character of the area.
- 5.6 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.7 The proposed annexe would be of a single storey and approximately 22 metres from the rear elevation of the neighbouring property. A side facing window in the north elevation and roof light in the south roof slope are shown on the plans. To protect the residential amenity of the neighbouring properties to the north and south a condition would be included with any consent requiring these to be obscure glazed and non-opening below 1.7 metres above floor level. A condition would also be included removing Permitted Development Rights for the property.
- 5.8 On the basis of the assessment set out above, it is not considered that the development proposal would result in any unacceptable impacts on the amenity of neighbours.
- 5.9 Highway Safety and Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. Whilst the submitted plans do not show the internal layout of the annexe it is considered that due to the size of the building the proposed development would increase the number of bedrooms in the property from 3 to 4 so under the Councils minimum parking standards the minimum number of on-site parking spaces requires at the property would remain at 2. There is sufficient space to the front of the dwelling to provide parking for at least 2 vehicles.

5.10 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.

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

5.12 Other Matters

The local resident's objection comment raised concern regarding the notice given to tenants about the proposed development. If the dwelling is rented out by a landlord this would be a civil matter between the tenants and the landlord and not a planning consideration.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

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

The Location Plan (Received 14/04/2022)
Block Plan of the Site (Received 14/04/2022)
Existing Plans (Received 14/04/2022)
Proposed Plans (Received 14/04/2022)

Reason

To define the terms and extent of the permission.

3. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 119 Park Lane, Frampton Cotterell, South Gloucestershire, BS36 2EX.

Reason

The application has been assessed on the basis that it is ancillary accommodation. Use as a separate dwelling would first require further assessment by the Local Planning Authority of the potential implications in terms of visual amenity, privacy and amenity of neighbouring occupiers and parking arrangements. This is to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013; Policies PSP8, PSP11 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, and the National Planning Policy Framework.

4. Prior to the use or occupation of the annexe hereby permitted, and at all times thereafter, the proposed ground floor window on the north elevation and the proposed roof light on the south roof slope shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

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

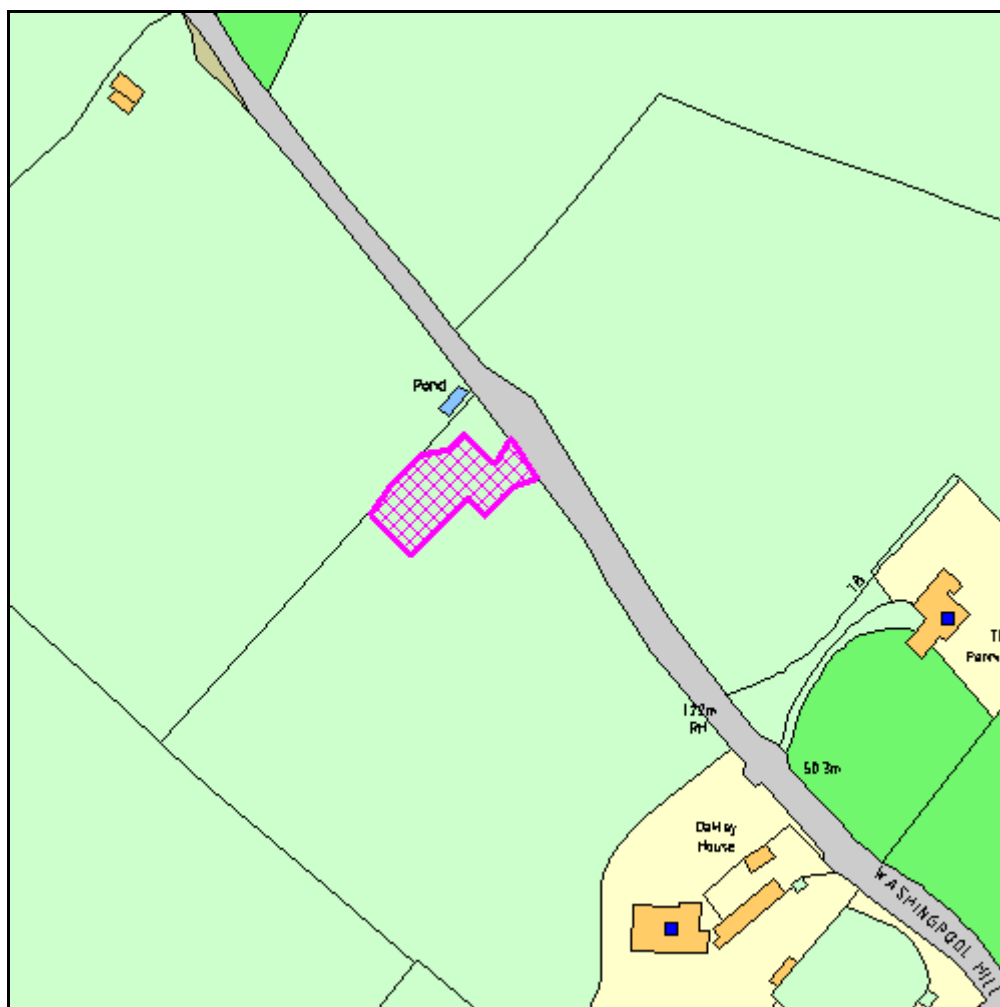
Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

Case Officer: Oliver Phippen
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 32/22 - 12th August 2022

App No.:	P22/02809/F	Applicant:	Mr & Mrs James & Kate Butler & Rowell
Site:	Building At Oakley House Washingpool Hill Rudgeway South Gloucestershire BS35 3SD	Date Reg:	19th May 2022
Proposal:	Erection of a single storey rear extension to facilitate conversion of barn to 1no. self-build dwelling (Class C3) with associated works (Resubmission of P21/08128/F).	Parish:	Olveston Parish Council
Map Ref:	361942 186300	Ward:	Severn Vale
Application Category:	Minor	Target Date:	13th July 2022



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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following over 3no public comments in support of the application, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a single storey rear extension to facilitate conversion of barn to 1 no. self-build dwelling (Class C3) with associated works at Oakley House, Washingpool Hill, Rudgeway (Resubmission of P21/08128/F).
- 1.2 The applicant site comprises a modest plot of approximately 285m² set within the wider grounds of Oakley house (4.45Ha) which is characterised by an open agricultural landscape and is understood to be devoted to grazing pasture as well as the cultivation of crops. The structure to be converted forms disused barn of single-storey extent that is located outside a defined settlement boundary and is also 'washed over' by the Bristol and Bath Green Belt. No other restrictive designations are associated with the site.
- 1.3 This application forms a resubmission of application ref. (Resubmission of P21/08128/F), for which was refused due to harm to the Green Belt and poor design. A further historic application (P21/02142/F) for a similar application was also withdrawn after appearing on the Circulated Schedule, for which a refusal was recommended.
- 1.4 It should be noted that the proposals for this resubmission have not changed when compared to the previously refused application P21/08128/F. It is however observed that subsequent public comments in support of the application have now been received, for which provides the trigger for the Circulated Schedule procedure. The intent is therefore apparent to avoid an Appeal process, and to achieve a positive committee decision.

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
CS3	Renewable and Low Carbon Energy Generation
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
CS18	Affordable Housing
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP6	Onsite Renewable and Low Carbon Energy
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (*Adopted 2007*)

Residential Parking Standards SPS (*Adopted 2013*)

Waste Collection SPD (*Adopted 2015*) (*Updated 2017*)

Traditional Rural buildings SPD (*Adopted 2021*)

3. RELEVANT PLANNING HISTORY

3.1 Ref: P21/02142/F. Withdrawn, 03.08.2021

Proposal: *Raising of roofline and erection of single storey extension to facilitate the change of use of redundant agricultural building to 1 no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).*

3.2 Ref. P21/08128/F. Refused, 08.04.2022

Proposal: Erection of a single storey rear extension to facilitate conversion of barn to 1 no. self-build dwelling (Class C3) with associated works (Resubmission of P21/02142/F).

Reasons for Refusal:

1. The proposed development, by reasons of its new residential use, intensification, movements, and associated paraphernalia would encroach upon and harm the openness of the Green Belt. Whilst the level of harm could be seen as limited, the NPPF attaches great importance to the protection of the Green Belt. Similarly, the harm identified has not been found to be outweighed by 'Very Special Circumstances'. Due to this, the development proposal is contrary to paragraph 137 and 138 (c) of the NPPF.

2. *The proposed development if built, by reasons of form, proportions and openings would fail to respect the character and appearance of the existing building and would have a negative impact upon the surrounding context. Therefore, the development proposal fails to comply with the Traditional Buildings SPD (2021), policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted 2006), policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted 2017), and paragraph 134 of the NPPF.*

4. CONSULTATION RESPONSES

4.1 Olveston Parish Council

No comments received.

4.2 Sustainable Transport Officer

Comments remain very similar to that of the previously assessed application and consequently do not wish to object but recommend conditions relating to the surfacing of parking area as well as electric charging facilities.

4.3 Highway Structures Officer

No comments received.

4.4 Flood and Water Management Officer

No objection in principle but recommend an informative relating to a new sewage package treatment plant.

4.5 Tree Officer

This proposal includes new tree planting for the site which is welcome however, there are no details regarding species selection, size, planting specification or maintenance. These details will be deferred to the Landscape Officer. Provided that the retained tree is protected in accordance with the submitted Arboricultural report and BS:5837:2012, and the proposed planting is submitted and approved, there are no objections to this proposal.

4.6 Archaeology officer

No objection.

4.7 Landscape Officer

Due to the remote location of the barn and sitting within both the open countryside and Green Belt, it is recommended that a detailed soft and hard landscape scheme and permissible external lighting is agreed as a condition.

4.8 Ecology officer

Location of bat box may need to change otherwise no objection and defer to comments of the previous application.

4.9 Environmental Protection Officer

No comments received

4.10 Local Residents

Nine letters of support have been received from members of the public. Key points are as follows:

- Meets planning policy
- Would not harm the Green Belt
- Well designed
- Contributes to housing need.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The National Planning Policy Framework (NPPF) places emphasis on sustainable growth, which includes but is not limited to the enhanced provision of housing supply through windfall development. This indicates a presumption in favour of sustainable development except where adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies state that development should be restricted. As highlighted above, the site is located outside a defined settlement boundary that is 'washed over' by the Bristol and Bath Green Belt in the open countryside.

Residential Development in the Countryside

5.2 At this stage, reference is made to paragraph 80 of the NPPF which confirms that the creation of homes in the countryside should be avoided unless the development would re-use a redundant or disused building and lead to an enhancement of the immediate setting. Further to this, policy PSP40 states that residential development outside a defined settlement boundary in the form of a conversion and re-use of existing building will be acceptable where: the building is of permanent and substantial construction; it would not adversely affect the operation of a rural business or working farm; any extension would not be disproportionate; and, should the building be redundant or disused, the proposal would lead to an enhancement of its immediate setting. For each circumstance to be considered acceptable, the development proposal (including any alterations or extensions) must not result in a harmful effect on the character of the countryside or the amenities of the surrounding area.

5.3 With regard to the building being of permanent and substantial construction, attention is provided to the previous submission to help establish any significant changes. Reference is specifically made to the submitted structural survey prepared by *David Partridge Ltd, dated 16th February 2021* which made the following observations:

- The applicant building is estimated to be between 150-180 years old that is of traditional masonry construction with modern blockwork interwoven within the historic fabric.
- The roof condition reports localised rot due to water penetration, but no structural distress was obvious, although the existing undersized rafters could not be proven to comply with current codes of practice without an element of new build.

- The Northeast and Northwest walls of the main section demonstrated outward leaning and vertical cracking due to the outward spread of the roof and ground movement, with it noted that local foundation strengthening would return stability to these walls and would likely be assessed (foundation adequacy) by Building Regulations.
- 5.4 Based on the findings of the structural survey, it was previously concluded that there was a lack of information regarding the adequacy of existing foundations with it also unclear as to what remediation works would be needed for the Northeast and Northwest walls. Due to this, evidence was not considered to have sufficiently demonstrated the structure was of substantial construction with significant re-construction most likely needed to ensure capable conversion (in structural terms). Similarly, it was noted that due to the use of modern materials interwoven within the original structure (which is understood to provide support to roof and associated openings), the original construction was not substantial prior to re-building works.
- 5.5 Following the previous officer's assessment, this submission (P21/08128/F), which is also accompanied by a structural survey from the same author identified above (*David Partridge Ltd, updated 18th November 2021*), now features adequacy testing and has drawn further conclusions, which are as follows:
- Foundation trial pits revealed work has extended to a depth of approximately 725mm.
 - The existing walls and foundations could sustain the additional load supplied through a new intermediate timber floor (see *Wall and Foundation Adequacy Sheet: 01*).
- 5.6 On the balance of probabilities (which has indeed been informed by the revised structural report), as per the previous findings, officers are now satisfied that the building is capable of conversion without significant re-construction and would therefore not represent a new build. This is of note as the Traditional Rural Buildings SPD states that where a conversion requires substantial rebuilding to the original structure, it should be regarded as a new build and will not gain officer support. As the building could facilitate the conversion without significant works to the original structure, the development would be compliant with subparagraph 4, part (i) of PSP40.
- 5.7 In terms of the adverse effects to the operation of a rural business or farm, it is understood the barn had previously severed within an agricultural capacity due to its positioning in the landscape and previous curtilage extent. Whilst this is evidently no longer the case, aerial imagery confirms fields located immediately to the South and West are in operation. Despite this and given the scale and sitting of the proposed works, it is unlikely the activity in either field would be adversely affected by the development proposal, demonstrating compliance with subparagraph 4, part (ii) of PSP40.

- 5.8 With regard to whether the proposed works would be disproportionate, attention is referred to policy PSP7 – development in the Green Belt – which confirms the larger a building becomes in excess of 30% over and above its original size, the more likely the building will become disproportionate, resulting in a detrimental impact to the Green Belt. The submitted Design & Access Statement (DAS) suggests the conversion would result in an approximate 25% increase in built form, with officer calculations likewise discovering a similar increase, albeit be slightly higher at 28%. Despite this discrepancy, the works would be within the accepted tolerances outlined in PSP7 and therefore do not represent a disproportionate addition to the ‘original structure’, thus indicating the proposal would comply with subparagraph 4, part (iii) of PSP40. However, it is noted that the PSP7 assessment does not consider design e.g., if characteristics of the original building have been positively responded to or potential impacts on the wider setting. An analysis of design can be found under section 5.22 – 5.29.
- 5.9 Lastly, and as this building is redundant, consideration must be given as to whether the proposal would lead to an enhancement of its immediate setting. The current structure is in a need of repair suggesting works could improve the visual appearance, however, PSP40 is clear that development proposals must not have a harmful effect on the character of the countryside or the amenities of the surrounding area.
- 5.10 As described above, the setting of this building is characterised by an open agricultural landscape that remains undeveloped and relatively free from built form. Regarding the existing access track, it’s noted that previous planning permission was not granted for this addition. However, following discussions with enforcement colleagues, they are satisfied that it has been in-situ in excess of four years, and so would be immune provided it was not created as part and parcel of a change of use.
- 5.11 Nonetheless, the existing barn is isolated in its location and forms part of a prominent view that has been established to be one of predominantly agricultural extent. Here, the enlargement of built form and residential use would increase the prominence of this building and introduce an discordant residential use with the agricultural landscape, which raises concern as the existing appearance is subtle within the wider context. However, due to the interconnectivity of Green Belt policies with subparagraph 4, part (iv) of PSP40, the impact on the Green Belt must first take place.

Development in the Green Belt – Inappropriate Development

- 5.12 The NPPF confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved expect in very special circumstances. However, paragraph 149 makes clear the forms of development that are not inappropriate within the Green Belt, to which subparagraph (c) states that the extension or alteration of a building should be considered acceptable, provided it does not result in a disproportionate addition over and above the size of the original building. Further to this, paragraph 150 notes that other forms of development are not inappropriate but only where they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it, with the most applicable in this circumstance outlined

under subparagraph (d): the re-use of a building provided it is of permanent and substantial construction.

- 5.13 Further to this, policy PSP28 provides guidance on the special circumstances that permit development (through the conversion or re-use of an existing building) within the Green Belt. It states that the existing structure must be of permanent construction in which the completed development would represent a building that is reflective of its surrounding in terms of character and bulk as well as having a scale consistent to its function and rural location.
- 5.14 The proposed scheme would introduce a single storey rear extension as well as increasing the roofline to facilitate the conversion to a two-storey structure that would have sufficient space to be occupied as a detached 2-bedroom dwelling. Associated works also include the formalisation of a rear garden and a permeable gravel parking area towards the frontage, with plans also indicating the southeast boundary would be flanked by a new native hedgerow.
- 5.15 With regard to the proposed extension in the context of subparagraph (c) of 149, previous assessments within this report (see section 5.8) have concluded it would not constitute a disproportionate addition by means of volumetric increase, although it is again noted this does not include any assessment of design. Likewise, the building to be converted has been demonstrated by submitted evidence to be of permanent and substantial construction, meaning subparagraph (d) of 150 would be complied with. Based on these assessments, the proposal is not considered to constitute inappropriate development within the Green Belt.

Development in the Green Belt – Openness

- 5.16 Further to the above and as stated by paragraph 137 of the NPPF, great importance is attached to the Green Belt with the fundamental aim to keep land permanently open. Of specific note is subparagraph (c) of 138 which confirms the one of the five purposes of the Green Belt is to assist in safeguarding the countryside from encroachment.
- 5.17 Although compliance with PSP7 has been demonstrated, the proposed development would increase the footprint, subsequent massing and prominence of the host structure within the Green Belt. Additionally, the informal change of use from barn to residential dwelling would also require an area of outdoor amenity space, which indicates there would likely be a domestic intensification and spread of residential paraphernalia within this otherwise undisturbed landscape. Of note here is the caselaw of *Smith v SSCLG* [2017] which demonstrates that planning inspectorate officers confirmed the impact on the openness of the Green Belt was not confined to the building, but also represented the visual impact of domestic paraphernalia and should be included within openness assessments. Similarly, the dismissed appeal decision of APP/P0119/W/21/3280870 (February 2022) confirms that the change of building to an intensive residential use, as well as the land around it (making specific note of private amenity spaces and associated paraphernalia) would have resulted in the encroachment into the countryside, which is understood to materially affect the openness of the Green Belt.

- 5.18 Drawing similarities between this application and the above appeal, the case officer raises concern that the development proposal would act to intensify the residential prominence within this agricultural landscape through the inclusion of new domestic paraphernalia and general residential movements, ultimately leading to the loss of open land. The existing building itself represents an incidental feature within the wider context, with chief concern that should the works be approved, then an adverse effect on the openness of the Green Belt, through means of encroachment, is likely to be created.

Development in the Green Belt – Very Special Circumstances

- 5.19 Notwithstanding the above, it is recognised those development proposals that demonstrate harm to the Green Belt can be accepted, but only where very special circumstances exist, where the potential harm can be outweighed by public benefit.
- 5.20 The submitted DAS has stated that the proposed dwelling is intended to provide accommodation for a family member who has underlying health conditions, in which the creation of a 2-bedroom property would also provide capacity for overnight care when required. The circumstances of an applicant are rarely a material planning consideration, with any assessment also having to pay due regard between the private and public interest. Due to this, such matters cannot be considered material and therefore do not represent very special circumstances. Similarly, the Local Planning Authority has maintained a 5-year housing land supply since the time of the previous assessment, meaning the provision of new housing outside the spatial strategy is not required and thus cannot be afforded weight.

Development in the Green Belt – Conclusion

- 5.21 To summarise, the proposed development would introduce an intensive and new residential use within an area that is characterised by open agricultural land, representing a loss to the openness of the Green Belt due to encroachment within the countryside and is therefore contrary to subparagraph (c) of 138 of the NPPF. Likewise, no very special circumstance have been demonstrated in this instance.
- 5.22 Design
Policies CS1, PSP1 and PSP38 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.
- 5.23 Further to this, the recently adopted Traditional Buildings SPD (March 2021) confirms that conversions to residential units must demonstrate an understanding of the form and historical function of the host building to ensure any proposed changes are sensitive to its character and interest. Generally speaking, this is achieved by the suppression of domestic features whilst reusing existing openings, helping to maintain original proportions and thus reflect its historic character. The Traditional Buildings SPD also states that the scale and form of the subject building will often convey how it was previously

used, with any extension or remodelling likely to result in a loss of character and interest. In such eventualities, the proposal should not be supported.

- 5.24 The development would include the provision of a single storey rear extension as well as the raising of roofline to facilitate a first-floor extension to create a compact 2-bedroom dwelling. Some elements of the proposal could be suited to an agricultural landscape, significant concern is raised regarding the impact the development would have on the existing building and the consequential effect on the surrounding context.
- 5.25 As an overview, the proposed design does not respond to the aesthetic qualities of the barn. Specifically, the existing building is characterised by a solidity which is derived from stone elevations with fairly limited openings. Additionally, it is the simple construction method of the barn which gives this structure a utilitarian character, something which is typically expected within a working agricultural landscape.
- 5.26 Unfortunately, the proposed extension would result in the loss of traditional form as the impression of 'an extension on an extension' would be created, indicating the works would not respect nor integrate with the existing barn. Similarly, a significant amount of glazing in new opening is sought to be installed, which as identified above would not maintain proportions of the original building and thus detracts from its historic appearance. Although such additions would be needed to provide a functional residential space, it does suggest the subject building itself is not capable of conversion without significant harm to its character.
- 5.27 Therefore, the proposed works would fundamentally change the appearance of this vernacular building, which in essence conveys how it was historically used. Due to this, the proposed rear extension, raising of roof line and introduction of domestic features would adversely affect the experience of this building as to create a comprehensive scheme of remodelling rather than a considered and sensitive conversion. The development proposal therefore fails to adhere to the adopted Barn Conversion SPD, policy CS1 and policy PSP1.
- 5.28 Residential Amenity
Policy PSP8 explains that development proposal will be permitted provided they do not create unacceptable living conditions or result in unacceptable impacts on residential amenities. These are outlined as follows (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.
- 5.29 Given the location of development and resulting lack of adjoining neighbours, the proposal would not result in any impacts as described above and would comply with PSP8.
- 5.30 Private Amenity Space
Policy PSP43 states the Council's minimum standards for private amenity space for new residential units, which informs new developments are expected to have access to private amenity space that is: of a sufficient size and functional shape to meet the needs of the likely number of occupiers; and,

- designed to take account of the context of the development, including the character of the surrounding area.
- 5.31 The proposed dwelling would support capacity for 2no. bedrooms, meaning a requirement of at least 50 square metres of functional private amenity space is needed to satisfy the parameters of PSP43. The submitted evidence indicates this standard can be achieved and as such, the development proposal complies with PSP43.
- 5.32 Transport
Policy CS8 confirms that development proposals which generate a demand for travel should provide a degree of sustainable transport through accessibility to existing public transport infrastructure. Here, it is recognised that bus stops located on the A38 (approximately 500m and 550m from the site) provide public transport access into Thornbury as well as the wider Bristol area. Although these distances are greater than the desired 400m maximum and there likewise being no pedestrian footways, given the rural context of the site, these minor limitations should not warrant a refusal in this instance.
- 5.33 In terms of parking, PSP16 sets out the Council's criteria and states that parking space provision per dwellinghouse is proportionate to bedroom number, with a dwelling of the proposed size expected to provide 1no. off street parking space. Submitted evidence confirms this requirement can be satisfied.
- 5.34 Based on the above assessments, no transport objections are raised.
- 5.35 Ecology
A Bat Survey (*Ashgrove Ecology Limited, December 2020*) and Preliminary Ecological Appraisal (*Ashgrove Ecology Limited, May 2021*) has been submitted and reviewed by the council's ecological officer. Attention was deferred to comments of the previous assessment which concluded submitted information had demonstrated that the impact of development was unlikely to result in the loss or deterioration to habitats or species. However, a range of conditions were recommended to ensure compliance with PSP19. As such, no ecology objections are raised.
- 5.36 Trees
An Arboricultural Report (*Wotton Tree Consultancy, June 2021*) has been submitted and reviewed by the council's tree officer. No objection was raised subject to the applicant re-submitting a tree planting plan to demonstrate compliance with the adopted Trees SPD as well as works being completed in line with the Arboricultural report and BS:5837:2012. No objection is raised subject to the comments of the tree officer.
- 5.37 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.

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

REASONS FOR REFUSAL

1. The proposed development, by reasons of its new residential use, intensification, movements, and associated paraphernalia would encroach upon, and harm the openness of the Green Belt. Whilst the level of harm could be seen as limited, the NPPF attaches great weight to the protection of the Green Belt. Similarly, the harm identified has not been found to be outweighed by 'Very Special Circumstances'. Due to this, the development proposal is contrary to paragraphs 137 and 138(c) of the NPPF, policies CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted 2013).
2. The proposed development if built, by reasons of form, proportions and openings would fail to respect the character and appearance of the existing building and would have a negative impact upon the surrounding context. Therefore, the development proposal fails to comply with the Traditional Buildings SPD (2021), policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted 2013), policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted 2017), and paragraph 134 of the NPPF.

Case Officer: Thomas Smith
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 32/22 -12th August 2022

App No.:	P22/03038/HH	Applicant:	Mr Dutch
Site:	38 Bourne Close Winterbourne South Gloucestershire BS36 1PL	Date Reg:	31st May 2022
Proposal:	Demolition of single storey side extension. Erection of two storey side extension with roof lights to form additional living accommodation.	Parish:	Winterbourne Parish Council
Map Ref:	365561 181364	Ward:	Winterbourne
Application Category:	Householder	Target Date:	25th July 2022



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P22/03038/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

The application appears on the Circulated Schedule because 3no. representations from interested parties have been received, which are contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the demolition of an existing single storey side extension, and erection of a two-storey side extension with roof lights to form additional living accommodation.
- 1.2 The application site is a semi-detached two-storey dwelling located at the end of a residential cul-de-sac (Bourne Close), within the Winterbourne settlement boundary. The site is not subject to any restrictive or sensitive planning constraints or designations. Public right of way LWB/35/10 runs parallel to the Eastern boundary of the site, between the site boundary and the playing fields beyond.
- 1.3 During the application's consideration, revised plans have been received in response to officer concerns about the scale of the proposed extension. A period of public re-consultation has been carried out upon amendment. The revisions to the proposals have resulted in a reduction in the scale of the side extension.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages

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

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection.
- 4.2 Sustainable Transport
No objection. EVCP condition recommended.
- 4.3 Archaeology Officer
No comments.
- 4.4 Commons Stewardship Officer
No comments have been received.
- 4.5 Open Spaces Society
No comments have been received.
- 4.6 Public Rights of Way (PROW)
No objection. Will not affect adjacent PROW.
- 4.7 Residents
3no. representations objecting to the proposed development have been received, summarised as follows:
- Any balcony would impact privacy
 - May cause damage to adjoining house
 - Render will be out of character
 - Will alter the character
 - Devaluation of property
 - Who will correct damage caused?
 - Original design did not include houses double in size
 - Concern regarding delivery of materials
 - Not prepared to allow access over my property
 - Deliveries will obstruct my drive
 - Not subservient
 - Object to scale and design
 - Will result in terracing
 - Windows do not relate to the existing house
 - Loss of privacy
 - High wall will be needed to protect privacy

- Trees and hedges may have to be removed to make way for the re-routing of the main electric feed
- Application form states there are no trees or hedges near the proposed extension.

No additional responses have been received during the re-consultation.

5. **ANALYSIS OF PROPOSAL**

5.1 The proposal seeks to erect a two-storey side extension with roof lights.

5.2 Principle Of Development

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

5.3 Design and Visual Amenity

The host dwelling is semi-detached with two stories, and frontward facing wing/feature gable, which is replicated on the attached neighbour, no 40. The feature gable is rendered, whilst the front elevation closer to no.40 is brickwork with cladding. The roof is hipped, with concrete roof tiles.

5.4 The extension to be demolished is a small side conservatory (single storey). The new two storey extension would be 4 metres wide, with a hipped roof to tie in with the existing that would be set down by 500mm from the main ridge line. The extension would be set back 900mm from the front feature gable elevation and would be rendered, with quoin details to match the host dwelling. New openings would be to the front and the rear at ground and first floor. To the side, new ground floor openings would be inserted and 2no. first floor windows would also be inserted to serve the new en-suite bathroom and act as a secondary window for the new master bedroom.

5.5 The case officer acknowledges that the extension at 4 metres is wider than half the width of the existing building, which has a width of c.6.3 metres. However, the site context in this case is such that the end of cul-de-sac 'tucked away' location means that the new extension will be less imposing within the street scene and so would have far less of an unbalancing effect than if the extension were located on the properties on the North and South of Bourne Close. The extension being set down would allow it to retain a degree of subservience and the reduced scale means that whilst bigger than the SPD normally advises, would not visually subsume the host dwelling in this instance. The siting of the

- extension in relation to the neighbouring dwellings would not result in any terracing, which can occur when side extensions are erected between dwellings if not carefully designed. On that basis, the case officer does not consider there to be any scale issues in this case that would justify refusal.
- 5.6 The materials would be render, which would accord with the material used on the host dwelling. It is noted on the plans that render is indicated on the parts of the dwelling closest to no.40. In the interest of ensuring that the development does not have an unbalancing effect, a suitably worded condition should be applied to require the parts of the front elevation above and below the timber cladding to remain as facing brick, in the interests of visual amenity.
- 5.7 Further to the above, the proposed extension is acceptable in design terms, when considered against the relevant policies. Should permission be granted, a suitably worded condition should also be applied to ensure that materials match the existing, in the interest of ensuring a satisfactory standard of external appearance.
- 5.8 Residential Amenity
PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 5.9 The extension is a sufficient distance from the boundaries and is located in a position that would not result in any undue levels of overbearing or overshadowing. In terms of overlooking, the openings to the front and rear would not present any material overlooking issues. The ground floor side windows being ground floor and a sufficient distance from the boundary would not result in any significant or unacceptable levels of overlooking. The first-floor side windows however could present an issue if clear glazed, and so as they are bathroom and secondary windows, these should be conditioned to be obscure glazed and non-opening, in the interest of preserving the amenity of neighbouring occupiers. It is also noted that the first floor window of the extension would face the side elevation of no 36 Bourne Close to the West. Given that there is a clear glazed ground floor window on this elevation of no.36, the new first floor front elevation window on the extension should also be obscure glazed, and a condition should also be applied to restrict any further windows on this elevation.
- 5.10 Comments are noted regarding the possibility of a balcony to the rear. This is not included on the plans and appears as a Juliet balcony which would offer the same level of outlook as a standard window. Any further balcony projection would require planning permission in its own right.
- 5.11 Concern is noted regarding noise and disturbance. The use of the extension being residential would not pose any such issues and noise/disruption during building works are not a reason to refuse planning permission. However, given the location in close proximity to other residential properties, a suitably worded

condition should be applied to limit working hours, in the interests of protecting neighbouring amenity during construction.

5.12 Parking and Transportation

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

5.13 The number of bedrooms would go from 3 to 4, which means 2no. spaces would be required in accordance with the PSP16 standards for 3 and 4 bed dwellings. Sufficient space is available on the frontage to satisfy this requirement, which would remain the case in the event permission is granted.

5.14 Private Amenity Space

Sufficient private amenity space would be retained in accordance with PSP43, should permission be granted.

Impact on Equalities

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

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

5.17 Other Matters

Damage to neighbouring property – this is a civil matter, and not something that can be managed through this planning application or the development management process.

5.18 Property values - Impacts on the value of adjoining properties are not a material planning consideration.

5.19 Trees and hedges – The case officer notes the presence of garden trees and vegetation around the site; however, the application form notes that none are proposed to be removed as part of the development. That said, given their unprotected status, existing trees and vegetation in the garden of the host dwelling could be removed at any time without consent from the Council, and are not of sufficient quality to require formal protection or the submission of further information.

6. CONCLUSION

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. Notwithstanding the submitted plans, the areas of existing facing brickwork above and below the timber cladding annotated on plan 201 P2 - proposed elevations (as received 25th July 2022) on the front elevation shall remain as facing brick and shall not be rendered at any time.

Reason

To ensure that the resultant development as approved represents a satisfactory standard of design, and to accord with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

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

Reason

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

4. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor master bedroom and en-suite windows on the side (South) elevation, and the first floor bathroom window on the front (West) elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed'..

Reason

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

5. No windows other than those shown on the plans hereby approved shall be inserted at any time in the first floor of the front (West) elevation of the extension hereby approved.

Reason

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

6. The hours of working on site during the period of construction shall be restricted to
Monday - Friday.....7:30am - 6:00pm
Saturday.....8:00am - 1:00pm
No working shall take place on Sundays or Public Holidays.
The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

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

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

200 P1 - Existing elevations
100 P1 - Existing floor plans
As received 30th May 2022

201 P2 - Proposed elevations
101 P2 - Proposed floor plans
900 P2 - Site location and block plan
As received 25th July 2022

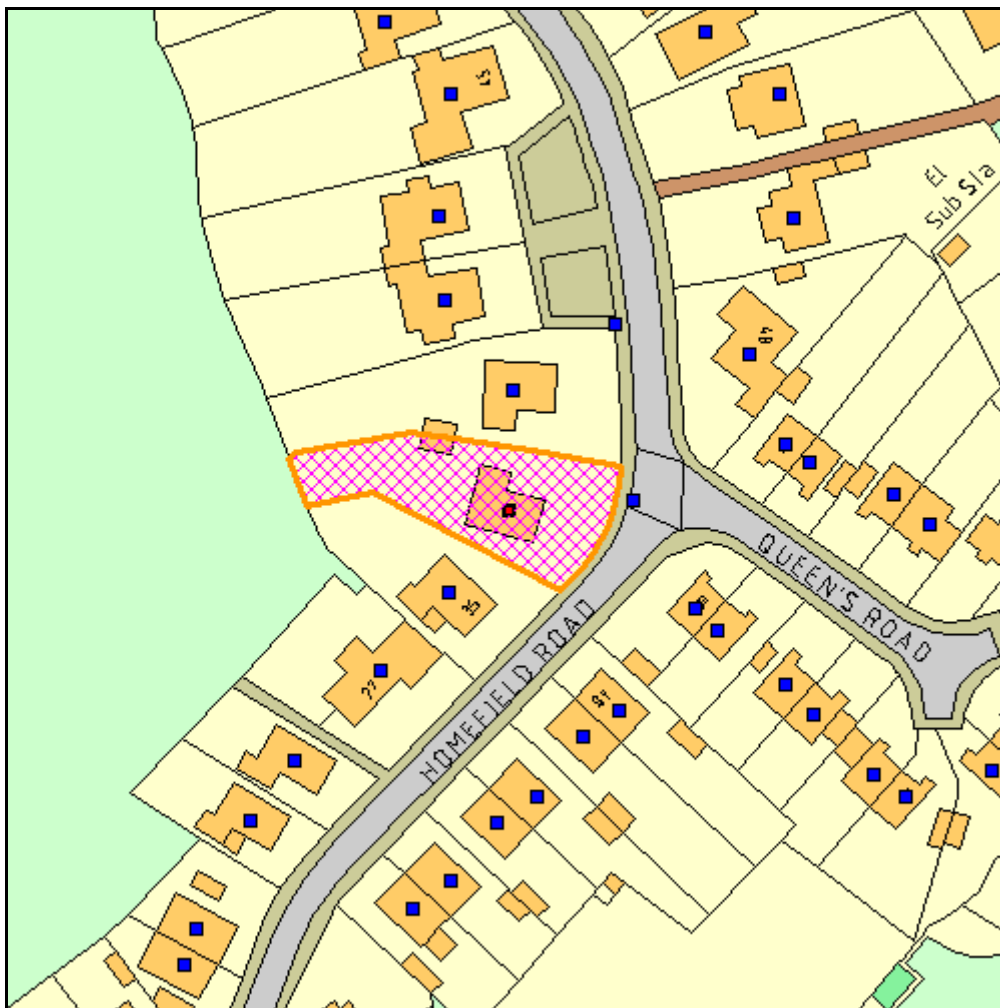
Reason

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

Case Officer: Alex Hemming
Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 32/22 -12th August 2022

App No.:	P22/03296/HH	Applicant:	Spense
Site:	37 Homefield Road Pucklechurch South Gloucestershire BS16 9QA	Date Reg:	19th June 2022
Proposal:	Erection of outbuilding to form annex ancillary to the main dwellinghouse.	Parish:	Pucklechurch Parish Council
Map Ref:	369760 176478	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	11th August 2022



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

REASON FOR REFERRING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of an outbuilding to form annexe ancillary to the main dwelling, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at No.37 Homefield Road, located within the established built up residential area of Pucklechurch, and is set within a good sized plot. The dominant feature within the site is a detached bungalow with set-back detached garage.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

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

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

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 **P21/01178/F.** Erection of single storey side extension to form additional living accommodation. **Approve with Conditions.** 22/04/2021.

4. CONSULTATION RESPONSES

4.1 Pucklechurch Parish Council

This is a proposal to build an outbuilding to form a 'granny annexe' for the existing property which sits within the development boundary of Pucklechurch village. The footprint of the proposed annexe does not occupy more than 50% of the land surrounding the original property - it has adequate parking and amenity space and is described as being for ancillary purposes. Pucklechurch parish council accepts that the principle for this kind of development is acceptable within residential curtilages. Nevertheless, Policy PSP38 requires that new development should respect the overall design and character of the street and surrounding area. While the outbuilding is proposed to be built to the rear of the property it will still be visible from the multiple public foot paths that criss-cross the fields immediately adjacent to it and in this respect a large flat-roofed annexe is not in-keeping with the built form that it would sit within and would also be contrary to the requirements of Policy CS1 of the Core Strategy.

4.2 Local Residents

2no. comments received from local residents objecting to the proposed development. The following concerns have been raised:

- *Building not in keeping with surrounding environment*
- *Invasion of privacy for surrounding properties*
- *Overdevelopment of the site*
- *If consented could set a precedent to allow further development*

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site is situated within an area of established residential development within Pucklechurch and is currently utilised as a C3 dwellinghouse. The proposed development will extend the area of living accommodation at the property, at the expense of section of rear garden.

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

5.2 Annex Test

For a proposal to be an annex it should only contain ancillary accommodation to the main dwelling and have some form of functional and physical reliance upon the main dwelling.

- 5.3 The proposed annex will be a self-contained, single-storey structure. It will have accommodation space for 1no. bedroom, kitchen, lounge and bathroom. In terms of physical and functional reliance, the proposed annex will be detached from the main dwelling (albeit in close proximity) and located within the rear garden of the host dwelling, situated along the western boundary. The garden area, in addition to the available off-street parking provision will be shared with the existing property. Whilst the proposed annex could potentially be accessed independently of the main dwelling, it will not provide an attractive proposition for the residents of the host property or the annex if it were to serve as an independent dwelling. Furthermore, due to the proposed annex not being served within its own private amenity space, it will not be able to secure permission as an independent dwellinghouse. Therefore, given the relationship and location of the proposed annex relative to the host dwelling, the annex test is met.
- 5.4 As such, officers are satisfied that the annex will be used ancillary to the main house. A condition should be included on the decision to secure this should the application be found acceptable in all other respects.
- 5.5 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.
- 5.6 The proposed annex will have an 'L' shaped footprint, with a maximum depth of (approx.) 9 metres and width of 8.7 metres. The building will feature a flat roof, which will rise to a height of 2.9 metres. Incorporated within the design will be numerous openings to the outbuildings front, rear and side (north) elevations. External finish to the annex will be a combination of brick and render to match the host dwelling. All new doors and windows will be set in grey uPVC casements.
- 5.7 It is acknowledged that the footprint of the proposed annex is relatively substantial in size. Nevertheless, the development will remain to appear subservient to the host dwelling, maintaining the properties architectural integrity, balance of the pair and character of the area. Homefield Road is predominantly characterised by pitch roofed bungalows with flat roof garages. The proposed annex will be built to the rear of the property, therefore will not be seen from the highway. It is understood that multiple public footpaths cross the fields immediately adjacent to the application properties rear garden, as such the annex will be visible from these vantage points. However, given its low rise nature, the annex will not be prominent or unreasonably detract from the surrounding environment. Moreover, the proposals have been designed to complement the existing built form through its proportions and choice of materiality, ensuring that the aesthetical appearance of the dwelling is harmonious and continues to complement neighbouring properties. Overall, the proposal complies with policies CS1 and PSP38.

5.8 Residential Amenity

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

5.9 The only potentially affected neighbours of this development will be adjacent properties, No.35 and 39 Homefield. Whilst officers acknowledge the proposed annex will sit somewhat tight against the shared boundaries, the building is modest in scale, achieved by its single-storey nature and flat roof form. The agent associated with the application has also confirmed that the sites existing side and rear boundary treatment comprises a mixture of (approx.) 1.8 metres high timber fences and brickwork piers with rendered walls, therefore, the proposed building will only rise 1.1 metres above. Additionally, the building will be located at the bottom of the application properties rear garden, resulting in a separation distance of around 18 metres from neighbouring dwellings.

5.10 Furthermore, it is understood that local resident has raised the concern that the development will result in the invasion of privacy for surrounding properties. The proposed annex is only single-storey, all new openings will be positioned at ground floor level, and as established above, the site benefits from boundary treatment of adequate height. The impact on the level of amenity afforded to neighbouring dwellings by virtue of overbearing, loss of light and loss of privacy is acceptable. The application therefore satisfies the requirements of PSP8 and PSP38.

5.11 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 annex is self-contained, it is still considered ancillary to the host dwelling. As such, the proposed development will increase the occupancy of the application property, as well as build on existing rear garden. A property of the proposed size (4-bedrooms) is expected to provide a minimum of 70m² private external amenity space. The properties remaining private external amenity space will continue to be well in excess of the Council's design standards, complying with policy PSP43.

5.12 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. For the purposes of clarity, the combination of annex and host dwelling constitutes a requirement of 2no. off-street parking spaces for the site. The case officer has undertaken a desk-top study, whereby Google Maps indicates that the properties existing driveway, that is to be unaffected by the proposals, holds the capacity to accommodate at least 2no. vehicles. Therefore, the proposals satisfy policy PSP16.

5.13 Other Matters

A comment from local resident was made regarding concerns that if the development were to be consented, this could give rise and set a precedent to allow further development. However, these comments have been given no planning weight as an application needs to be determined on the facts presented, not supposition about future development, as this would need to be assessed under its own planning application.

5.14 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

ADDITIONAL 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 16th June 2022):

Block Plan of the Site
Proposed Elevations
Proposed Floor Plan
Site/Block Plan - Existing
The Location Plan

Reason

To define the terms and extent of the permission.

3. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 37 Homefield Road, Pucklechurch, South Gloucestershire, BS16 9QA.

Reason

The development has been permitted on the particular circumstances of the case and the development would require further assessment to be used as a separate residential dwelling with regard to internal dimensions of the annex, amenity, access, and private amenity space, to accord with policies CS1 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013; policies PSP8, PSP16, PSP38, and PSP43 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017; and the NPPF.

Case Officer: Chloe Summerill
Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 32/22 -12th August 2022

App No.:	P22/03512/F	Applicant:	Mrs C. Butler
Site:	Land Adjoining 28 Cranham Drive Patchway South Gloucestershire BS34 6AQ	Date Reg:	29th June 2022
Proposal:	Demolition of existing garage. Erection of 1no detached dwelling with access, parking and associated works.	Parish:	Stoke Lodge And The Common
Map Ref:	361188 182368	Ward:	Bradley Stoke North
Application Category:	Minor	Target Date:	19th August 2022



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P22/03512/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

The application appears on the circulated schedule because in excess of 3no. representations and a representation from the Parish Council has been received that are contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the demolition of existing garage and erection of 1no. detached dwelling with access, parking and associated works.
- 1.2 The application site is land to the side and forming part of the garden of no.28 Cranham Drive, a semi-detached chalet style dwelling on a residential cul-de-sac in Patchway. The site falls within the North fringe of Bristol Urban Area.
- 1.3 During the application's consideration, revised plans have been accepted to make a minor alteration to the site boundary as it came to light that there was a minor error in respect of the curtilage of no.28. A period of public re-consultation was consequently carried out.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS25	Communities of the North Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP19	Wider Biodiversity

PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 Design Checklist SPD (Adopted) August 2007
 Residential Parking Standard SPD (Adopted) December 2013
 CIL and S106 SPD (Adopted) March 2015
 Waste Collection SPD (Adopted) January 2015 (updated March 2017)

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Stoke Lodge and The Common Parish Council
 Objection:
- Overdevelopment
 - Insufficient parking
 - Increased traffic
 - Located off a turning circle
 - Ongoing additional traffic will cause inconvenience and disruption
- 4.2 Bradley Stoke Town Council (adjoining)
- 4.3 Sustainable Transport
 No objection, subject to conditions.
- 4.4 Highway Structures
 No comments have been received.
- 4.5 Drainage (LLFA)
 No objection. Informative recommended.
- 4.6 Archaeology Officer
 No comments have been received.
- 4.7 Local Residents
 8no. public representations have been received objecting to the proposed development, two of which received from a Parish Councillor:
- Bungalow is misleading
 - This is two storey
 - Bungalow would be more appropriate
 - Erosion of green spaces
 - Recent approval is supposed to have completed the density requirement for the area
 - Cladding is not in keeping
 - Will be imposing and affect winter sun
 - Two additional vehicles
 - Turning circle heavily used in school time by school at the end of the road

- Works will impact on health, particularly of elderly or disabled residents
- What will happen to the tree?
- Residents have not been consulted
- Overlooking
- Looks nothing like the other houses
- Loss of parking to the existing dwelling
- Land was left undeveloped to provide breathing room between developments
- Consultation not carried out correctly
- Access over my curtilage – architect has agreed to amend the plans
- Bungalows are single storey
- Are would benefit from a smaller dwelling
- Density is already higher than required
- Highway safety concerns
- Will overshadow homes on The Common
- Loss of light
- Loss of view
- Poor choice of materials
- Concerns regarding the shared drive
- Concern for the children who use the road
- There are a number of development that do not take into account the local residents and parish council views.
- Revised site plan is still incorrect
- Refuse shelter not sufficient an in an inappropriate position resulting in odours
- Impact on drop off and pick up at primary school – school should have been consulted

5. ANALYSIS OF PROPOSAL

- 5.1 The proposal seeks to demolish an existing dwelling and erect 1no. detached dwelling, with associated works.

Principle of Development

- 5.2 Policy CS5 directs new development to the urban areas and at smaller/appropriate scales to within settlement boundaries as designated by the policies map. PSP38 permits development in existing residential curtilages in urban areas, including new dwellings, where they are acceptable in terms of design, do not prejudice the amenity of neighbours, provide sufficient parking, do not prejudice highway safety and provide sufficient private amenity space. As the application site is within the North Fringe of Bristol Urban Area and is an existing curtilage within an urban area, the proposed residential development is acceptable in principle in this location on this site. Accordingly, the following detailed consideration will consider the relevant planning issues including design and visual amenity, residential amenity, transportation and drainage.
- 5.3 Policy CS1 is the Council's principal design policy. CS1 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. PSP1 requires development proposals to demonstrate an understanding of and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area/locality.

5.4 Design and Visual Amenity

The application site is located within a mature residential area, with Cranham Drive comprising mostly 1.5 storey chalet style dwellings (sometimes known as 'dormer bungalows'). The site borders Saxon Way to the South, which is characterised by more modern two storey dwellings, whilst older more traditional dwellings are located to the North, accessed off The Common.

5.5 The new dwelling would be situated to the North-east of the host dwelling in the triangular shaped plot, with the front elevation facing North-west, same as the existing dwelling. The new dwelling would be detached, with a height to the ridge of c.7.05 metres, and height to the eaves of c.3.1 metres. These heights are the same as the ridge and eaves of the host dwelling. The new dwelling would have a length of c.8.3 metres, and would have the same roof structure as the existing dwelling, as well as front and rear dormers, which would match the existing dwelling.

5.6 The new dwelling would take a chalet/dormer bungalow appearance which matches the existing dwellings on Cranham Drive and so can be considered in keeping in that respect. Design features such as front and rear dormers would further assist in ensuring that the new dwelling appears visually very similar to the existing dwelling.

5.7 In terms of layout, the new dwelling would result in the sub-division of the existing plot, with no.28 retaining a driveway to the front and amenity space to the rear. The new dwelling would also have parking to the front, and amenity space which wraps around the side and rear.

5.8 The new dwelling, whilst somewhat tucked way, would still address the street and so broadly accords with the pattern of development in the area. The layout is, in the officer's view, a degree contrived in respect of the new dwelling, particularly with regards to the amenity space layout. However, as discussed below, the amenity space is sufficiently useable and of a sufficient amount. Whilst there is some concern with the layout appearing somewhat contrived, the case officer does not consider it sufficiently so to justify refusal on layout/design grounds.

5.9 The design of the dwelling itself is sufficiently in keeping with the existing design characteristics of the host and surrounding dwellings to be acceptable. Comments are noted that a bungalow may be more appropriate, however the case officer would point out that a bungalow would appear quite incongruous in this instance, given that the dwellings on Cranham Drive are all 1.5 storey chalet dwellings.

5.10 Overall, the proposed development does not present any design issues that warrant refusal, and the scheme is sufficiently in accordance with PSP38 and CS1. Should permission be granted, suitably worded conditions should be

applied to secure details of the facing materials, to ensure a satisfactory standard of external appearance.

5.11 Residential Amenity

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

5.12 In terms of the host dwelling, over 70sqm of sufficiently useable private amenity space would be retained, which accords with the PSP43 standards for a 4+ bed dwelling. The new dwelling would be provided with over 70sqm of private amenity space, which is acceptable in terms of amount. The amenity space is noted to be slightly contrived, however it would remain sufficiently useable and so there can be no reasonable objection in that regard. The positioning of the new dwelling is such that it would have no material amenity impacts on the host dwelling, no.28.

5.13 Internally, the new dwelling would accord with the nationally described space standards for a 3 bed, 5-person dwelling (2 double, 1 single bedroom). Some of the outlook, particularly to bedroom 3 and the ground floor patio doors to the rear, would be somewhat constrained by the two storey side elevation of no.28 Saxon Way to the South. However, this would not cover the whole rear aspect of the site and so would not be sufficiently oppressive as to warrant refusal. In all other respects, the new dwelling would benefit from sufficient levels of light and outlook.

5.14 In terms of neighbouring amenity, no 28 Saxon Way to the South, and Hathaway Cottage and Greenleaze to the North stand to be most affected by the development.

Impact on 28 Saxon Way

5.15 The side elevation of no.28 Saxon way is largely blank, punctuated only by a small first floor obscure glazed window. The new dwelling would be appreciable from the front of 28 Saxon Way, however no.28 is angled away from the site and so the relationship between the new dwelling and 28 is such that there would be no unacceptable overbearing, light or outlook issues created. The first-floor rear windows of the new dwelling would be able to overlook the front of 28 Saxon Way, however this would not present any privacy issues given that the frontage of a dwelling is seldom a private space. Whilst the rear windows of the new dwelling would look towards the side window of no.28 Saxon Way, as this is an obscure glazed, presumably bathroom window, there are no intervisibility concerns. The new dwelling would not result in any overbearing, light or outlook impacts with respect of the rear garden of no.28. This is because the new dwelling would not extend beyond the rear elevation of no.28 Saxon Way.

Impact on Greenleaze and Hathaway Cottage

5.16 The level of separation is such that the new dwelling would not result in an oppressive or overbearing impact with respect of these dwellings. In terms of

first floor openings, the closest window to the boundary would be the bathroom window, which would be around 3.5 metres from the rear garden boundary of Greenlease. To avoid any overlooking issues from this window, a suitably worded condition should be applied to ensure that it is and remains obscure glazed. The other front first floor window (front RHS – serving bedroom 1) would be further away, and because of the angled nature of the boundary, would not present any material overlooking issues. The levels of separation and the angled relationship are such that there would not be any unacceptable levels of inter-visibility between the new and existing dwellings. Locating the bin store as proposed on plan would not result in any amenity issues that would reasonably justify refusal, and the case officer would note that storing waste receptacles within a curtilage adjacent to a boundary fence is not an unusual situation in a built-up area.

5.17 As discussed above, there are no amenity issues with the proposed development that would justify a refusal of planning permission, and suitably worded conditions can be used to ensure that there are no unacceptable amenity impacts created. Given the constrained nature of the site and relationship to neighbouring dwellings, the case officer would also consider it reasonable to remove permitted development rights relating to extensions, alteration and outbuildings, and restrict the addition of any new first floor windows, in the interest of protecting the amenities of neighbouring occupiers. A condition limiting the working hours on site would also be reasonable to protect the amenities of neighbouring occupiers during construction, given that the site is surrounded by residential dwellings.

5.18 Transportation

The site is located within the North Fringe of Bristol Urban Area, and so fully accords with PSP11 which requires developments to be located in proximity to key services and facilities and walking/cycling/public transport routes.

5.19 In terms of parking, PSP16 sets out parking requirements based on the number of bedrooms. The host dwelling (28) has 3 bedrooms, which generates a parking requirement of 2no. spaces. The new dwelling also requires 2no. spaces, as it would have 3 bedrooms. All spaces accord with the PSP16 dimensional requirements and so the development can be considered fully in accordance with PSP16 in terms of parking provision.

5.20 In terms of access, it is evident that the crossover (dropped kerb) would need to be extended across no.28's frontage to facilitate access. This does not require planning permission as the road is not classified, however a suitably worded condition should be applied to ensure that this takes place prior to the first occupation of the new dwelling. Approval for the specifications etc. of the new crossover will need to be sought from the highway authority, which is a separate process.

5.21 Concern is noted regarding the access. From visiting the site, the layout plans following revision appear to be accurate and reflective of the 'on the ground' situation. The parking for the new dwelling will require one vehicle to move to allow access to the space closest to the boundary with Greenlease. However, tandem arrangements are not uncommon in residential settings and would not

be inappropriate in this case given that the proposal is for one single dwelling. Whilst the access width has reduced when the plans were revised, the highway officer has confirmed that the arrangement is still acceptable in highways terms.

- 5.22 In terms of access safety, the site is located at the end of a cul-de-sac and so there would not be through traffic (pedestrian or vehicular) using the highway. The main traffic would be associated with the existing dwellings and the nearby primary school. Given that the parking is off street, there is no reason to suspect that it would affect the operation of the turning head and drivers would have full visibility of the turning head when manoeuvring in and out of the spaces. Moreover, it is drivers' responsibility to check mirrors and conduct any manoeuvres in and out of the parking area in a safe manner, with due care and attention. Any movements associated with the driveways would also be at low speeds. The case officer notes that the highway authority does not raise any safety concerns with respect of the access. As such, there are no considered highway safety issues with the access arrangements for the proposed development
- 5.23 Should permission be granted, suitably worded conditions would be required to ensure that the crossover is extended to allow safe access to the new and existing dwelling and to ensure the provision of the parking arrangements prior to occupation. Electric vehicle charging facilities for the new dwelling should also be secured by condition. The above conditions are in the interest of highway safety, satisfactory parking, and sustainability.

Impact on Equalities

- 5.24 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.
- 5.25 With regards to the above this planning application is considered to have a neutral impact on equality.

Other Matters

- 5.26 A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.
- 5.27 Red line accuracy – the case officer notes that initially, there was an issue with the red line which has been corrected and re-consultation carried out. The new red line appears to reflect the 'on the ground' situation and the applicant has

submitted certificate B, although the notice served relates to no.28. Given the 'on the ground' situation, the case officer has no reason to doubt the accuracy of the red line now provided.

- 5.28 Consultation – Council systems show that consultations were printed and issued on the 29th June to all surrounding dwellings sharing a boundary with the site, with consultations running for 21 days. A further consultation was conducted in light of the minor adjustment to the red line. The case officer is therefore satisfied that all who should have been consulted, were consulted.
- 5.29 Trees – Comments are noted with respect of trees on site. From visiting the site, the case officer notes that there are small garden/ornamental trees on the site which may need to be removed to facilitate development. Given that none are protected and could be removed at any time, and their considered scale and limited contribution to the character of the area as private trees, their removal is not resisted, and it would not be considered proportionate to require further information in light of their un-protected status.

Planning Balance

- 5.30 The proposed development would result in the addition of 1no. additional dwelling to the housing stock within the district, within a sustainable area where this type of development is supported in principle. This weighs in favour of the proposed development.
- 5.31 The design of the new dwelling is acceptable and responds to the existing dwellings on Cranham Drive. Officers have some residual concerns about the layout, which appears somewhat contrived. Moreover, officers have some residual concerns about the layout of the amenity space and the outlook afforded to two of the openings on the new dwelling. However, none of the above matters are considered individually or cumulatively to be sufficient to justify a refusal of planning permission.
- 5.32 The proposed development would provide a level of parking that accords with policy (PSP16) and the access arrangements are acceptable. This however carries a neutral weight as it is an expectation of any development.
- 5.33 Accordingly, notwithstanding some residual concerns, there are no material planning issues that clearly and demonstrably outweigh the minor socio-economic benefit of the development and as such, planning permission should be granted, subject to conditions.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy

(Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

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

CONDITIONS

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

Reason

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

2. Prior to the commencement of the relevant parts of the development, details/samples of all roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

3. Prior to the use or occupation of the dwelling hereby permitted, and at all times thereafter, the proposed first floor bathroom window on the front elevation (left-hand side) shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

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

4. No first floor windows other than those shown on the plans hereby approved shall be inserted at any time in the dwelling hereby approved.

Reason

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

5. 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 and E), or any minor operations as specified in Part 2 (Class A),

other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

In light of the constrained nature of the plot, this condition is necessary to protect the amenities of neighbouring occupiers and in the interest of visual amenity, by allowing the LPA to retain control over any future additions, and to accord with PSP8 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017 and CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

6. Prior to first occupation of the dwelling hereby approved, the parking and access arrangements as shown on plan Pr.Si.PI.02 (proposed site plan 02, as received 21st July 2022) shall be provided. This shall include the extension of the existing vehicular crossover (drop kerbs) to cover the entire frontage of the host and new dwelling. The parking and access arrangements shall be retained thereafter.

Reason

In the interest of highway safety and ensuring a satisfactory standard of external appearance and to accord with PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

7. Prior to first occupation of the new dwelling hereby approved, the parking area for the new dwelling shall be provided with at least one electric vehicle charging socket with a minimum rating of 7kw 32amp, which shall be installed in accordance with manufacturers instructions and retained thereafter.

Reason

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

8. The hours of working on site during the period of construction shall be restricted to
Monday - Friday.....7:30am - 6:00pm
Saturday.....8:00am - 1:00pm
No working shall take place on Sundays or Public Holidays.
The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

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

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

Bike. Dts. 01 - Bicycle plan
Bin. Dts. 01 - Bin store
Elevations existing dwelling
Existing dwelling - floor plan

Proposed elevations plan
Proposed floor plan
As received 22nd June 2022

Proposed site plan
As received 21st July 2022

Location and existing site plan
As received 26th July 2022

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

Case Officer: Alex Hemming
Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 32/22 -12th August 2022

App No.:	P22/03515/HH	Applicant:	Mr Biju Alapurath Raman
Site:	74 Cooks Close Bradley Stoke South Gloucestershire BS32 0BB	Date Reg:	24th June 2022
Proposal:	Erection of a single storey side and rear extension to form additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	361596 183173	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	18th August 2022



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P22/03515/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 THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the erection of a single storey side and rear extension to form additional living accommodation.
- 1.2 The application site is a 4no. bedroom detached dwelling, located at 74 Cooks Close, and set within the area of Bradley Stoke.
- 1.3 Permitted development rights are removed at this property under condition 03. of planning permission P90/0020/222. This triggers this need for full planning permission.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development

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

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

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 **PT06/2234/F (Approved – 23 August 2006)**

Erection of first floor extension over existing garage to form extended bedroom and 1no. additional bedroom

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Bradley Stoke Town Council objects to this planning application on grounds of out of keeping with the streetscene.
- 4.2 Residents
No comments have been received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.
- 5.2 The proposal seeks to essentially create a wraparound extension to the southeast corner of the application property. The plans show that the extension would project 3.3m from the rear and 1.8m to the side, stepping down to 1.1m where the boundary line of the curtilage is of an angular nature. The extension would also measure 5.4m in width to the rear and is 6.5m in depth down the side of the property up to the existing rear elevation.
- 5.3 In terms of height, the extension would be finished with a hipped rafter style roof, measuring 3.5m at ridge height to the rear, 3m at ridge height to the side, dropping to 2.8m where the extension steps inwards. All eaves height is measured at 2.3m.
- 5.4 The extension would include the provision of 3no. roof lights, new patio doors to the rear, new external door to the side and new windows to both side elevations. All materials would match the existing dwelling.
- 5.5 Design & Visual Amenity
Policy CS1 of the Core Strategy and policy PSP1 and PSP38 of the Policies, Sites, and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be

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

- 5.6 The proposal has been designed in such a way which recognises the context of the property on this relatively angular plot. The need to splay the footprint along the boundary has been resisted, resulting an extension which does not appear contrived or overdeveloped. The overall scale and mass of the extension is of an appropriate form and respects the general design and best practice principles set out within the Householder Design SPD.
- 5.7 Likewise, the extension would be constructed and finished in materials which match that of the host property and its setting, with the use of matching roof tiles, facing brick and stone detail and white uPVC windows. The development would therefore sit well in its context and promote an element of integration and coherence.
- 5.8 For these reasons, the proposal is compliant with the relevant policies in the development plan, and accompanying guidance in the Householder Design SPD, which promotes and encourages high quality design.
- 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 The property itself is detached but is within close proximity to its neighbours at No. 74A and No. 73A at approximately 2-2.5m separation distance between one physical building to another. These neighbours have been given consideration within this assessment.
- 5.11 Whilst the proposal does include the provision of side elevation windows, it is not considered that these will have a harmful impact on the residential amenity of the neighbours by means of loss of privacy or overlooking. The window proposed closest to No. 74A will be obscurely glazed and the windows closest to No. 73A, whilst full length, are a sufficient distance away from the rear of the neighbour's property at approximately 7.5m.
- 5.12 Furthermore, the extension is of an appropriate scale, size and form of the proposal so as not to result in any element of an overbearing or dominating nature. There are also no side elevation windows to the neighbour at No. 74A which may be impacted as a result the development.
- 5.13 On that basis, the proposal is found to be compliant with PSP8 and PSP43 of the development plan which seeks to ensure residential amenity is protected.

5.14 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.

5.15 It is not proposed to alter the number of bedrooms at the property, nor is it proposed to alter the existing parking arrangements. As such, there are no parking or transportation objections with respect to PSP16 of the development plan.

5.16 Consideration of likely impact on Equalities

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

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

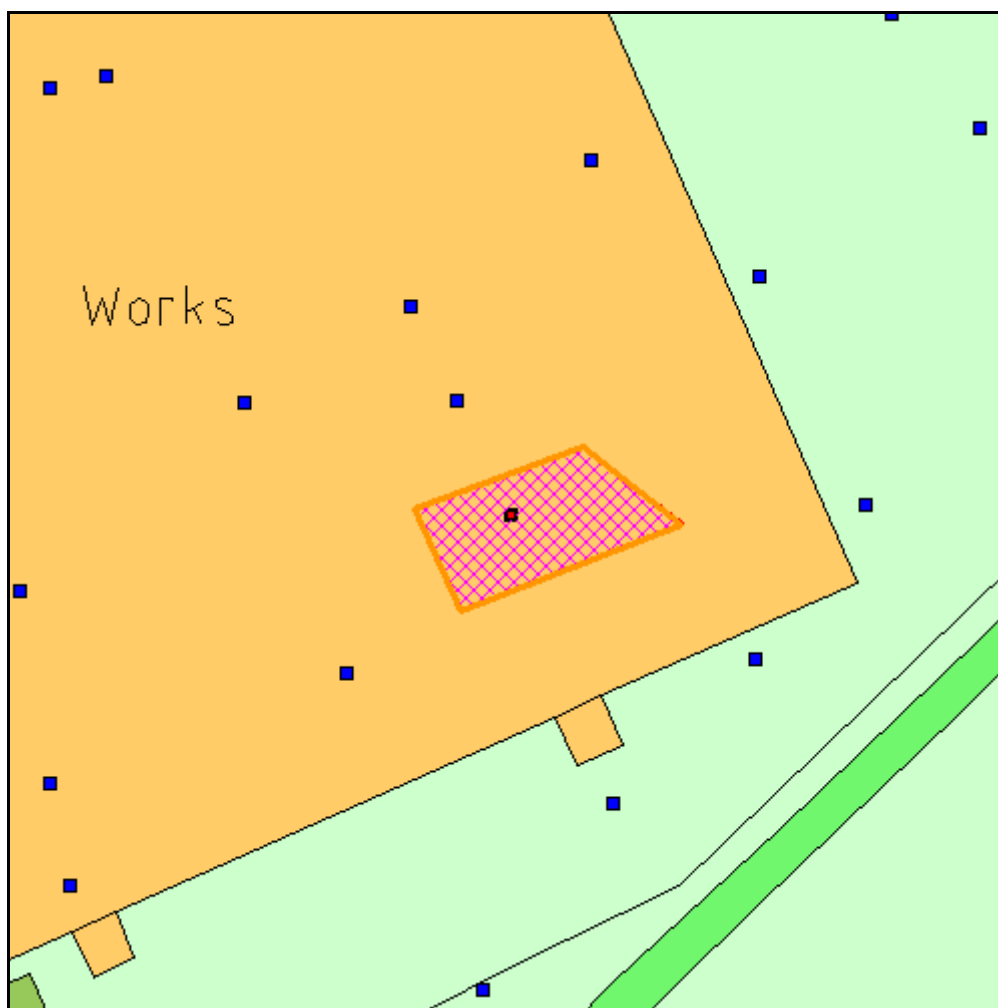
Received by the Local Authority on 23 June 2022:
Site Location Plan (Drawing No. 1136/03)
Block Plan (Drawing No. 1136/04)
Existing and Proposed Plans and Elevations (Drawing No. 1136/01)

Reason
To define the terms and extent of the permission

Case Officer: Lucie Rozsos
Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 32/22 -12th August 2022

App No.:	P22/03874/HH	Applicant:	Mr Edward Downing
Site:	15 Bevan Road Bitton South Gloucestershire BS30 6AE	Date Reg:	14th July 2022
Proposal:	Installation of 2 no. rear dormer windows to facilitate loft conversion (resubmission of P22/02139/HH).	Parish:	Bitton Parish Council
Map Ref:	368259 169808	Ward:	Bitton And Oldland Common
Application Category:	Householder	Target Date:	7th September 2022



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P22/03874/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 THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because 3no. representations have been received from residents that are contrary to the officer recommendation and the findings of this report.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the installation of 2 no. rear dormer windows to facilitate loft conversion
- 1.2 The application site is a 3no. bedroom semi-detached dwelling, located at 15 Bevan Road, and set within the area of Bitton.
- 1.3 The property is located within the conservation area of the new Bitton Mill estate. As such, a site notice was displayed on 15 July 2022. This has been given consideration within this assessment.
- 1.4 The application is a resubmission of a previously refused application under reference P22/02139/HH, for the following reasons, which the case officer will aim to address within this report:

1. The proposed dormer, by reason of its size, design and appearance, would be out of keeping with the existing dwellinghouse and other nearby properties and, if allowed, would detract from the visual amenities and character and appearance of the locality, particularly within the Conservation Area. The proposal is therefore contrary to Policy PSP38 of the adopted Policies Sites and Places Plan; and Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, the South Gloucestershire Council Householder Design Guide and the National Planning Policy Framework.

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
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Householder Design Guide SPD (Adopted) March 2021

Residential Parking Standard SPD (Adopted) December 2013

3. **RELEVANT PLANNING HISTORY**

3.1 **P22/02139/HH (Refused – 07 June 2022)**

Installation of 1 no. rear dormer to facilitate loft conversion

4. **CONSULTATION RESPONSES**

4.1 Bitton Parish Council

The comments of the Parish Council are No Objection

4.2 Listed Building & Conservation Officer

In accordance with paragraph 195 of the NPPF (July 2021), this application has the potential to affect the significance of the Bitton Conservation Area. On the basis of the information reviewed to date, we do not wish to offer any comments on this scheme. We defer, therefore, to the view of the case officer in assessing the impact of the proposed development on the significance of the above heritage assets, taking into account guidance such as the adopted Conservation Area Appraisal and the Householder Design Guide SPD. It is not necessary for us to be consulted on this application again unless there are material changes to the proposals. However, if you would like detailed advice from us, please do contact us to explain your request.

4.3 Sustainable Transport

We transportation development control have no objection to this application.

4.4 Residents

3no. letters of objection have been received, as summarised:

- Loss of privacy
- Overlooking to neighbouring gardens
- Invasion of privacy
- Existing windows to first floor are frosted glass
- No objection to the dormers being sited to the front of the house
- Sets unwanted precedent
- Impact to conservation area and character of Bitton Mill estate
- Conflict with policy and granting of original permission

2no. letters of support have also been received:

- Next door neighbour (adjoining property), absolutely no objections and in full support of loft extension
- I fully support this application to add two rear dormers to facilitate a loft extension. I am a neighbouring garden and I don't believe that the addition of the two dormers will add to our garden being overlooked, arguably our garden is more invasively overlooked by other surrounding properties which is expected on a new build housing site. I am particularly impressed with designed pitched dormers as they will echo the existing designs seen on some of the house types in the development.

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 plans show that it is proposed to erect 2no. traditional dormers to the rear of the existing roof slop of the property. The plans show that the dormers would be symmetrical in size, form and scale, measuring 0.9m at the height of the eaves and 2.1m at ridge height. They would also measure 1.7m in width and would project from the existing roof slope by approximately 2m.

5.3 Plans also show that the dormers would be finished in materials which match that of the host dwelling and are sympathetic to the character of the area.

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 design, the submitted plans present 2no. traditional style dormers projecting from the rear roof slope of the property, in replacement for the box dormer submitted as part of the previously refused application.
- 5.7 The property itself sits on a new build housing estate where the prevailing character of the roofline remains predominantly unbroken, although it is clear from a site visit that some properties in the immediately surrounding area have projecting pitched roofs to the front and rear, presenting a characterful feature within the street scene. The property also sits on a small rank of 3no. dwellings, attached to its neighbour at No. 11 and its detached neighbour at No. 9, where the roof line is predominantly uninterrupted. It is also of note that, whilst sited to the rear of the dwelling, the dormer would be highly visible from Sommerville Way, making the design of the scheme an increasingly important factor in the determination of this application.
- 5.8 In this instance, the redesigning of the dormers is considered to be much more appropriate than its previous application. The dormers are found to promote a greater level of integration by virtue of their overall scale, subservience and form in comparison to that of the box dormer. The traditional style appears less contrived and bulky, and is therefore considered to integrate well within its context and is unlikely to be harmful from a visual amenity perspective.
- 5.9 Comments are noted from neighbours regarding precedent; however, it is well-established that dormers of this design and type are a common feature within the estate itself. As mentioned, some properties present double pitched projections to both the front and rear, therefore it would not be considered a harmful precedent in this instance.
- 5.10 On that basis, the proposal is found to have addressed the previous reason for refusal relating to design and is also found to be compliant with the policies set out within the development plan and the supplementary guidance of the Householder Design Guide which promotes and encourages development of the highest quality.
- 5.11 Impact on Conservation Area
Paragraph 206 of the NPPF states that new development in conservation areas should be sought to better enhance their significance. In this instance, proposals which make a positive contribution to the setting or asset will be considered favourably.
- 5.12 This is backed up by policy PSP17 of the Policies, Sites and Places Plan which places importance on preserving or enhancing elements which contribute to the

special character and appearance of the area and pay attention to opportunities to enhance negative aspects of conservation areas and draw on those opportunities to improve local character and distinctiveness. Proposals should therefore demonstrate appropriate size, forms, scale, materials and design to have proper regard to local character.

- 5.13 It is noted that the proposal has the potential to affect the significance of the Bitton Conservation Area and that the property sits within a modern housing estate which has been designed to respect the former industrial character of the site.
- 5.14 Comments from the listed building and conservation officer have been taken into account regarding impact to the conservation area; the case officer therefore finds that the development does have the potential to affect the conservation area and potentially warrants precedent for development of this nature in this setting. However, for the reasons mentioned with regards to design and visual amenity, it can be reasonably demonstrated that this wouldn't have a detrimental or harmful impact and the amenity of the conservation area is found to be protected in this instance.
- 5.15 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.
- 5.16 The property is semi-detached to its neighbour at No. 11, is perpendicular to its neighbour at No. 34 Somerville Way and sits partially back-to-back with its neighbour at No. 32 Somerville Way. These neighbours have been given consideration within this assessment. Comments from neighbouring properties have also been taken into account and will be addressed accordingly.
- 5.17 It is unlikely that the development would be harmful to the neighbour at No. 11 from a dominating or overbearing impact due to the scale and nature of the proposed works. Residential amenity is considered safeguarded in this respect.
- 5.18 The 'cluster' of properties that the application dwelling sits within is likely to experience overlooking in some respects, as the properties sit back-to-back and perpendicular and are within relatively close proximity to one another, as is the case with many new build estates. Supporting information has been submitted to the Council demonstrating that overlooking currently occurs from Somerville Way, into the rear garden of the application property, backing up the evidence that overlooking is already existing within this cluster.
- 5.19 Nevertheless, careful consideration has gone into assessing the true impact of the development on these neighbours. With regards to overlooking and loss of

privacy, there is an approximate separation distance of 20.6m between the rear elevation of the application property and the rear elevation of No. 32 Sommerville Way. In terms of No. 32 and No. 34, it is noted that these properties sit much closer to the application property, albeit at an angle. Whilst there is likely to be an element of overlooking, as with the addition of any window, the case officer feels that it is likely to only have minimal impact on these neighbours, given that the line of sight from the dormer windows into some parts of the neighbouring gardens will be restricted due to the angular nature of the orientation of the dwellings.

5.20 For these reasons and given the density and built up nature that the estate presents, most properties in the area are overlooked where rear gardens are back to back or perpendicular to one another. The level of overlooking is therefore not likely to significantly increase as a result of the development and the proposal is found to be compliant with PSP8 and PSP43 of the development plan which seeks to ensure residential amenity is safeguarded.

5.21 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.

5.22 The proposal does not seek to alter the existing parking arrangements, nor does it propose to increase the number of bedrooms at the property. The works would see internal reconfigurations to the first floor to provide a new staircase to the loft space and a master bedroom and study to the second floor of the property. Two bedrooms would therefore be retained to the first floor and the master bedroom to the second floor.

5.23 As such, 2no. off street parking spaces are required to comply with PSP16 for a 3no. bedroom property. This is sufficiently demonstrated, therefore there are no concerns with regards to parking standards.

5.24 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**.

ADDITIONAL CONDITIONS

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

Reason

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

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

Received by the Local Authority on 13 July 2022:

Site Location Plan

Location and Site Plan as Existing (Drawing No. H6525/002)

Plans and Elevations as Existing (Drawing No. H6525/001)

Plans and Elevations as Proposed (Drawing No. H6525/100E)

Reason

To define the terms and extent of the permission.

Case Officer: Lucie Rozsos

Authorising Officer: Suzanne D'Arcy