

# 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: 42/22**

**Date to Members: 21/10/2022**

**Member's Deadline: 27/10/2022 (5.00pm)**

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

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

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

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

## NOTES FOR COUNCILLORS

### – formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

### **Additional guidance for Members**

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

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

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

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

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

A template for referral is set out below:

## Referral from Circulated Schedule to Development Management Committee

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

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

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

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

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

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

**Date:**

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

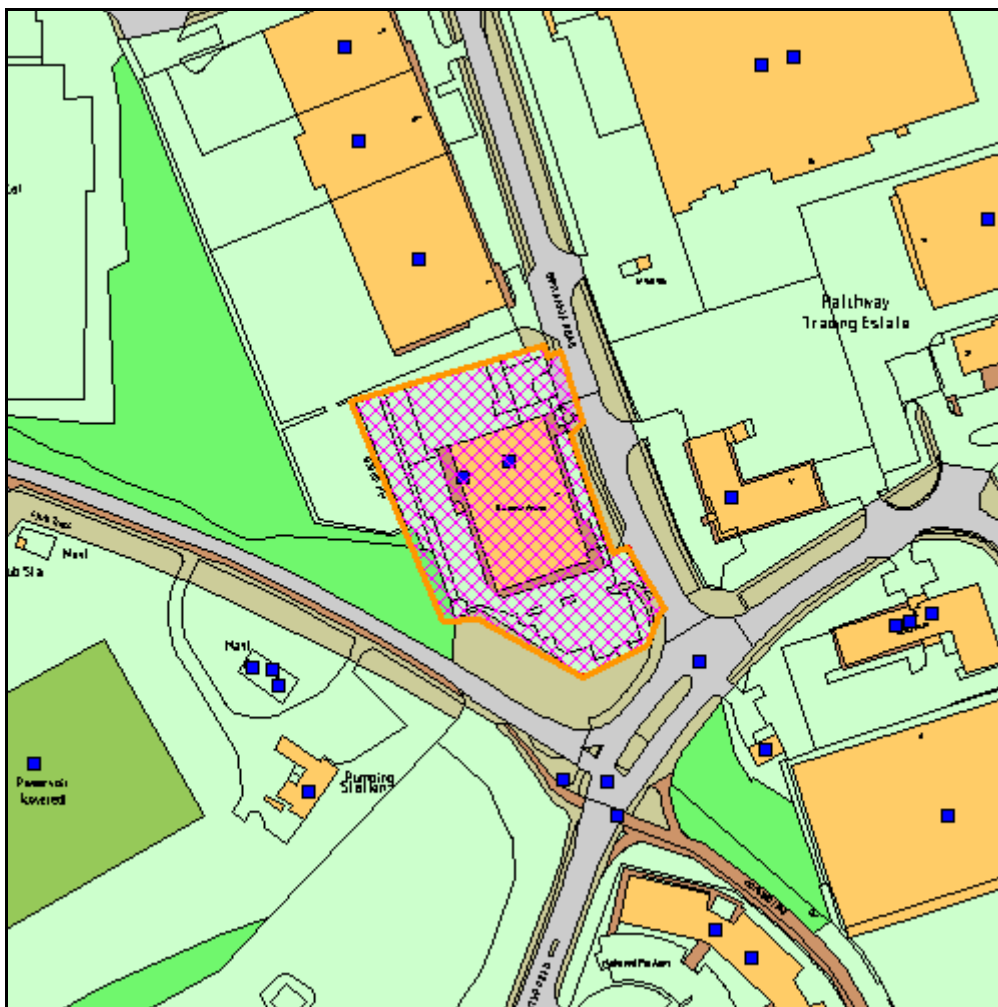
# CIRCULATED SCHEDULE 21 October 2022

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P22/02489/F	Approved Subject to Section 106	Britannia House Britannia Road Patchway South Gloucestershire BS34 5TA	Charlton And Cribbs	Patchway Town Council
2	P22/03730/HH	Approve with Conditions	21 Wright Way Stoke Gifford South Gloucestershire BS16 1WE	Stoke Park And Cheswick	Stoke Gifford Parish Council
3	P22/05097/HH	Approve with Conditions	22 Heath Gardens Coalpit Heath South Gloucestershire BS36 2TQ	Frampton Cotterell	Westerleigh Parish Council
4	P22/05124/HH	Approve with Conditions	2 Bryants Close Frenchay South Gloucestershire BS16 1PA	Frenchay And Downend	Winterbourne Parish Council
5	P22/05136/RVC	Approve with Conditions	Winterbourne Court Farm Barn Church Lane Winterbourne South Gloucestershire BS36 1SE	Winterbourne	Winterbourne Parish Council
6	P22/05265/HH	Approve with Conditions	59 Court Farm Road Longwell Green South Gloucestershire BS30 9AD	Longwell Green	Hanham Abbots Parish Council
7	P22/05659/HH	Approve with Conditions	26 Amberley Road Downend South Gloucestershire BS16 2RP	Frenchay And Downend	Downend And Bromley Heath Parish Council

**CIRCULATED SCHEDULE NO. 42/22 -21st October 2022**

<b>App No.:</b>	P22/02489/F	<b>Applicant:</b>	Coal Pension Properties Limited (c/o LaSalle Investment M...
<b>Site:</b>	Britannia House Britannia Road Patchway South Gloucestershire BS34 5TA	<b>Date Reg:</b>	4th May 2022
<b>Proposal:</b>	Demolition of an existing building. Erection of 1 no. new unit for flexible uses within Commercial/Business ( Class E(g)(iii)) and/or General Industry (Class B2) and/or Storage and Distribution (Class B8) with ancillary offices and associated works including service yard, parking, staff amenity area and landscaping works.	<b>Parish:</b>	Patchway Town Council
<b>Map Ref:</b>	359012 181289	<b>Ward:</b>	Charlton And Cribbs
<b>Application Category:</b>	Major	<b>Target Date:</b>	3rd August 2022



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 100023410, 2008. **N.T.S.** **P22/02489/F**

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

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

This application is referred to the Circulated Schedule as it would require a new legal agreement under Section 106 of the Town & Country Planning Act 1990.

### **THE PROPOSAL**

- 1.1 Planning Permission is sought for redevelopment of the site to provide an upgraded and modernised industrial and warehousing unit. This would comprise demolition of the existing building of 1,895 sq. m (1,550 sq. m + 345 sq. m plant room) and erection of 1no. new building for uses falling within use classes E(g)(iii), B2 and B8. The total floorspace of the new building would be 2,407 sq. m (1,921 sq. m industrial/ warehousing accommodation + 246 sq. m ancillary office + 240 sq. m plant deck)
- 1.2 The new building would be approximately 38.4m in width and 56.2m in length, 11.1m in height to eaves and 13.1m in height to highest point of the curved roof. A glazed entrance would be provided at the south-east corner facing the parking area and site entrance, with canopy and further glazing above. Additional glazing would be to the southern elevation and 3no. roller shutter doors to the north elevation facing towards the service yard. The building would comprise an open warehouse/industrial space with entrance lobby at ground floor above which mezzanine level containing office, and plant deck above the mezzanine.
- 1.3 The proposal would also provide a parking area with 27 car parking spaces (including 2 disabled bays), bicycle store with parking for 42 cycles, a service yard, alterations to the existing site access, a staff amenity area, and site landscaping.
- 1.4 The application site lies within flood zone 1, is approximately 0.64ha in area, and located within the Patchway Trading Estate to the north of the junction of Highwood Lane, Jupiter Road and Concorde Road. Other industrial/warehousing occupiers within the trading estate lie to the north, the east and the south east. To the south west, beyond a landscape strip, is Jupiter Park for which planning permission was granted for a new business park in 2020 (ref: P20/00556/F).
- 1.5 The application is supported by existing and proposed plans, elevations, sections, and detail drawings, together with planning and design and access statements, and supporting information for ecology, trees, landscape management, flood risk and drainage, transport, contamination, demolition and construction management.

## **2. POLICY CONTEXT**

### **2.1 National Guidance**

## 2.2 Development Plans

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

- CS1 High Quality Design
- CS2 Green Infrastructure
- CS3 Renewable and low carbon energy generation
- CS4a Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS6 Infrastructure and Developer Contributions
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS12 Safeguarded areas for economic development
- CS25 Communities of the North Fringe of the Bristol Urban Area
- CS26 Cribbs/Patchway New Neighbourhood

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

- PSP1 Local Distinctiveness
- PSP2 Landscape
- PSP3 Trees and Woodland
- PSP4 Designated Local Green Spaces
- PSP5 Undesignated Open Spaces within Urban Areas and Settlements
- 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
- PSP21 Environmental Pollution and Impacts
- PSP26 Enterprise Areas
- PSP27 B8 Storage and Distribution Uses

## 2.3 Supplementary Planning Guidance

- Design Checklist SPD (Adopted) 2007
- Landscape Character Assessment SPD (Adopted November 2014)
- Green Infrastructure SPD (adopted April 2021)
- Trees and Development Sites SPD (adopted April 2021)
- Sustainable Urban Drainage (adopted April 2021)
- Cribbs/Patchway New Neighbourhood Development Framework SPD (March 2014)

## 3. **RELEVANT PLANNING HISTORY**

### 3.1 Application Site



- PT09/6131/F - Installation of replacement entrance gates, inner security gate, erection of inner fencing and installation of 3no. control cabinets and other security measures.(Retrospective).
- 3.2 P22/013/SCR - Screening opinion for application P22/02489/F.  
EIA not required.
- 3.3 Land to the South – Jupiter Road  
P20/00556/F - Construction of new business park with the erection of 5 no. buildings (Class B1), erection of 1 no. building to from central hub including cycle parking facilities and flexible commercial/community floorspace (Class B1/D2) with associated access, car parking and landscaping.

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

- 4.1 Patchway Town Council  
No objections to this planning application.
- 4.2 Almondsbury Parish Council  
Note that it is not our parish and have no comments to make.
- 4.3 Planning Policy  
No response received
- 4.4 Environmental Protection – Noise and Pollution  
The EP team (Noise and Pollution) notes the detailed Demolition plan for these works; remote from residential occupiers. No objection, recommend standard construction sites informative.
- 4.5 Environmental Protection – Contaminated Land  
The Preliminary Geo Environmental Risk Assessment submitted with the application has been reviewed and comment is provided on the geo-environmental aspects relevant to potential contamination. The report recommends an intrusive ground investigation to identify potentially contaminative sources and to establish the thickness of any existing Made Ground. Recommendations are made for the status of an above ground diesel storage tank to be established and the tank decommissioned. An asbestos survey is also recommended for the current building.
- The preliminary risk assessment has been undertaken in line with current guidance and best practice and agree with the recommendations made for a Phase II investigation as the next stage of risk assessment in order to further assess the potential pollutant linkages identified and any associated unacceptable risks to receptors and characterise ground conditions across the site. To ensure that the site is suitable for its proposed use. recommend conditions for Intrusive Investigation/Remediation Strategy, Verification Report, and unexpected contamination.
- 4.6 Environmental Protection - Air Quality  
No comments received

- 4.7 Archaeology Officer  
Although the application site is located on an area identified in the Historic Environment Record as being historic ridge and furrow, previous development and increased industrial activity on the site is likely to have entirely truncated this. As such, no archaeological work is necessary.
- 4.8 Urban Design Officer  
No comments received
- 4.9 Landscape Officer (Summary)  
No landscape objection. Suggest the following conditions:
- Compliance with Tree Protection Plan;
  - Compliance with detailed planting plan and Landscape Management Plan; and
  - Compliance with hard landscape and boundary treatments.
- 4.10 Ecology Officer (Summary)  
The biodiversity net gain assessment has concluded with the proposed landscaping that a habitat net gain of 17.39% and hedgerow net gain of 91.35% is achievable. This is welcomed. A tree climbing survey was undertaken and found no evidence of roosting bats and reducing the potential of bats being present. As features are present a soft felling approach has been recommended, and is expected this will be supervised and inspected by a suitably qualified ecologist. Updates made to the Preliminary Ecological Appraisal accepted. A plan has been submitted detailing specifications and locations for ecological enhancements.
- Suggest planning conditions for:
1. Accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal (Ecology Solutions, April 2022) and Biodiversity Net Gain Assessment (Ecology Solutions, April 2022)
  2. A plan has also been submitted detailing where a dark corridor will be implemented, however a “lighting design strategy for biodiversity” is still required for the boundary features and any native planting.
- 4.11 Avon Wildlife Trust  
No comments received
- 4.12 The Tree Team  
Provided that all works are in accordance with the submitted Tim Pursey Arboricultural report and tree protection plan, there are no objections to this proposal.
- 4.13 Sustainable Transport – Transportation DC  
No in principle objection The application is supported by both a Transport Statement and a Framework Travel Plan. Providing both active and passive EVCP for the car parking and HGV's is welcomed. Cycle parking for the site is also acceptable. It is noted that the entrances are to amended by reducing the width of the crossover areas; the reinstatement of the areas will need to be

agreed with the Council's Streetcare team and be implemented prior to first occupation of the proposed new building. Comments provided on Framework Travel Plan.

4.14 Highway Structures

No comments received

4.15 Avon Fire and Rescue

No comments received

4.16 Crime Prevention Design Advisor

Having viewed the information as submitted I find the design to be in order and complies appropriately with the crime prevention through environmental design principles.

4.17 Economic Development

No comments received

4.18 Arts and Development

No comments received

4.19 Lead Local Flood Authority (Summary)

No objection in principle to this application subject to planning condition for detailed surface water drainage scheme.

4.20 Wessex Water (Summary)

There are no recorded public sewers within the red line boundary of the development site. Is indicated that surface water will be disposed of via the existing public surface water sewer. Have reviewed the subsequent information on the existing connection and can accept the proposal to discharge 35l/s for all storm events up to and including the 1 in 100. There must be no surface water connections into the foul sewer network either indirectly or directly.

4.21 Environmental Policy and Climate Change Team

- Welcome and support the overall approach to this scheme including the targeting of BREEAM 'Very Good' 2018.
- Where heat pumps/VRF/VRV units are specified, encourage the applicant to select units using refrigerants with the lowest available global warming potential (GWP) available, and to design the system to minimise the system charge.
- Encourage the applicant to target BREEAM POL 01.
- The proposal to include roof-mounted PV is strongly supported. encourage the applicant to design the roof to allow PV to be maximised across the south-facing roof pitch and integrated with the roof lights.
- The provision of EV charge points is welcome. Encourage the applicant to meet emerging policy on EV charging and provide one charge point in 20% of the parking spaces with provision (as proposed) for charge points in the remaining spaces. Charge points should have a minimum power output of 7kW.
- Request further information on how the risk of summer overheating in the permanently occupied spaces has been addressed under current and

emerging climate scenarios over the lifetime of the scheme, and what credits are being targeted under BREEAM HEA04

4.22 Strategic Environment And Climate Change Team

No comments received

4.23 Housing Enabling

No comments received

4.24 NHS

No comments received

4.25 Public Health and Wellbeing

No comments received

**Other Representations**

4.26 Local Residents/Neighbouring Occupiers

No comments received

**5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy CS4A of the Local Plan Core Strategy 2013 provides a presumption in favour of sustainable development and for this to be approved unless material considerations indicate otherwise. The application site lies within an area safeguarded by Policy CS12 for economic development, specifically B Use Classes, with this site listed in Table 2 as an 'Interim Safeguarded Area' - site 49 (Patchway Industrial Estate). This is because the site lies within the Cribbs/Patchway New Neighbourhood Area CPNN (Core Strategy Policy CS26) for which the adopted SPD identifies a long-term *aspiration* to redevelop the area for housing as part of mixed-use new neighbourhood, since an SPD cannot formally allocate land uses.

5.2 For the interim period, policy CS25 seeks to deliver the vision for the North Fringe of Bristol Urban Area which includes its role as a major focus for employment, commercial and retail activity, education and learning. The application site also lies within the Filton Enterprise Area for which policy PSP26 of the Policies Sites and Places Plan 2017 sets criteria for acceptability of proposals. This includes safeguarding future economic prosperity, and making appropriate provision towards education, skills development and training and towards enabling communities and local businesses to access jobs and supply opportunities. Policy PSP27 also provides that B8 class uses would be acceptable in this enterprise area.

5.3 The proposal is therefore acceptable in principle since it would provide a replacement building for industrial and storage/distribution uses within a safeguarded area for economic development bringing associated economic benefits. Since the replacement building would retain the existing industrial use, thereby not significantly altering the current position, it would also not prejudice future aspiration for housing with the CPNN SPD.

5.4 Design, visual amenity and landscaping

- Policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards and 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. Policies, Sites and Places Plan Policy PSP1 seeks proposals to respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area. Policy PSP2 requires hard and soft landscape works to be of a high standard of design and an integral part of the development incorporating existing landscape features where appropriate.
- 5.5 The proposal would redevelop the site including demolition of the existing building. The new development would be served by the existing vehicular accesses, both from Britannia Road, and for both the width of the bell mouths would reduce. The new building is proposed approximately to the centre of the site, with service yard to the eastern side, served by the eastern access, and car parking to the western side served by the western access. The proposed site layout would therefore remain, and function, similar to the existing. Also provided within the site is a secure and sheltered bicycle store and staff amenity area to south of the car park, and recyclable waste material storage.
- 5.6 Site landscaping includes trees and other planting within and around the site, to supplement the existing in adjoining land for which works would avoid their root protection areas. A range of hard surfacing materials including block paved car park, are also proposed to provide a good quality landscape setting for the new building and enhancement to the street scene along Britannia Road. The existing boundary fencing would be retained with some realignment incorporating new panels, and new gates to match existing. The proposed landscaping is therefore considered appropriate as is the proposed landscape management plan a view supported by comments from the landscaping and tree officers. Planning conditions are recommended for compliance with the landscaping details, management plan and Arboricultural report. The proposals also comply appropriately with crime prevention as confirmed in response from Police Community Safety.
- 5.7 The proposed building would be of industrial appearance finished with curtain walling cladding systems and the profile metal roofing. It would have glazing to the southern elevation and southeast corner, facing towards the car park, with a curved roof including provision of PV Panels and rooflights. 3no. roller shutter doors are proposed to the north elevation for HGV access from the service yard. Canopies and projecting feature frames provide additional visual interest. As these would be prominent features a planning condition is recommended for further details of these as well as samples of roofing and cladding to ensure a satisfactory appearance.
- 5.8 CGI images from the Design and Access Statement illustrate that the building would be very prominent with a strong presence towards Britannia Road, having a significantly greater mass than the single storey building it would replace. However, given the immediate context with adjoining industrial and

distribution occupiers, the proposed building would be appropriate. To the south and east, where the building elevations present large areas of cladding, existing landscaping, including mature trees, assist to screen the building and reduce its visual prominence.

5.9 The proposed design and landscaping is therefore acceptable.

5.10 Transport matters

Policies, Sites and Places Plan Policy PSP11 provides that development proposals which generate a demand for travel will be acceptable where appropriate, safe, accessible, convenient, and attractive access is provided. For commercial development this should be located with access by walking routes and public transport, and provide appropriate on-site loading, unloading and waiting facilities. Core Strategy Policy CS8 requires car parking and vehicular access to be well integrated and provide safe and secure cycle parking facilities.

5.11 The site is located within an urban area with existing consent for commercial uses. The submitted Transport Statement concludes that proposed uses would result in a modest increase in travel demand and therefore no junction assessments would be necessary. Swept path drawings demonstrate the proposed access arrangements would be satisfactory. A planning condition is recommended to ensure the reduced width crossover areas are implemented prior to occupation.

5.12 The proposals would provide 27no. car parking and 42no. cycle parking spaces, the latter exceeding requirements of Policy PSP16. 5no. active electric vehicle (EV) charging points are proposed, approximately 20% of the total spaces, with the remainder as passive EV charging points. Passive EV provision is also proposed to enable future EV charging for HGV's. A planning condition is recommended to ensure these car parking provisions are implemented.

5.13 The application site lies within a sustainable location, and a Framework Travel Plan has been submitted which was updated during consideration to maximise the potential for travel by non-car modes. This provides a basis from which a full travel plan can be prepared once a tenant has occupied the building, appointed a travel plan coordinator (TPC), and established travel patterns for new staff through a survey. A planning condition is recommended for compliance with the FTP provisions (including for example appointment of the TPC) and submission of the full travel plan. An annual monitoring fee of £500 is sought for the 5 year duration of the travel plan, towards initial meeting, review of the travel plan information pack, support and correspondence etc. This would be secured through a Unilateral Undertaking for which the applicant has confirmed agreement to payment of the full amount (£2,500) prior to first occupation of the development.

5.14 The access, transport and parking impacts of the proposals are therefore acceptable, with comments from Sustainable Transport confirming no objection.

- 5.15 Neighbouring amenity  
Policies, Sites and Places Plan Policy PSP8 requires that development proposals should not create unacceptable living conditions for nearby residential occupiers, including from noise or disturbance and odours, fumes or vibration. Policy PSP27 states proposals for B8 storage and distribution uses should not significantly conflict with neighbouring land uses.
- 5.16 No residential properties lie within the nearby vicinity of the application site. Due to the nature of the proposal being redevelopment of an existing employment site, and its location within an established industrial estate, it would not conflict with neighbouring commercial uses. The proposal is therefore acceptable with regard to neighbouring amenity and planning conditions restricting hours of work or seeking a detailed operational management plan would be unnecessary.
- 5.17 Flood Risk and Drainage  
NPPF paragraph 167 requires developments to not increase flood risk elsewhere, incorporate sustainable drainage systems except where inappropriate, and satisfy the sequential test if applicable.
- 5.18 The site is located within Flood Zone 1 with the application supported by a Flood Risk Assessment. This concludes that the site is at very low risk of flooding, and that the impact of climate change will not significantly increase this risk. The development would also not increase flood risk elsewhere since it would not contribute additional flows into the public sewer network.
- 5.19 The drainage strategy proposed would retain the surface water discharge rate at the site of 35 l/s, mirroring the existing method. This would be achieved through use of a cellular tank beneath the service yard on eastern side of the building, and permeable paving to car parking spaces. The proposal is therefore acceptable with regards to flood risk and drainage, a view supported by comments from the Lead Local Flood Authority (LLFA), confirming no objection in principle. Wessex Water have additionally confirmed that they accept the discharge rate following additional information from the applicant, including a survey of the private pipe connecting to the public sewer. The suggested condition from the LLFA for submission of a detailed drainage scheme is recommended to be imposed. Following discussion with the agent and the LLFA, since demolition of the existing building does not affect drainage, the recommended condition wording allows for demolition to take place before drainage details are provided.
- 5.20 Ground Conditions  
NPPF paragraph 183 states that planning decisions should ensure that the proposed site is suitable for its new use taking account of ground conditions and any risks arising from land instability and contamination. Policies, Sites and Places Plan Policy PSP21 provides that development on land which may be affected by contamination will be acceptable with adequate remediation measures to ensure suitability of the site for the proposed use.
- 5.21 A preliminary risk assessment has been submitted which recommends an intrusive ground investigation to identify potentially contaminative sources and

- to establish the thickness of any existing made ground, for the status of an above ground diesel storage tank to be established and the tank decommissioned, and an asbestos survey for the current building. Comments received from the Contaminated Land Officer concur with this and planning conditions are recommended for the intrusive investigation, remediation strategy, verification reporting and unexpected contamination.
- 5.22 Following discussion with the agent and the Contaminated Land Officer, and submission of the asbestos survey and updated Demolition Method Statement incorporating outcome of this, the recommended condition wording allows for demolition of the building to take place prior to the intrusive ground investigation. This is partly to enable the construction phase of the development to proceed as soon as possible, but also because the site investigation cannot be fully completed until the existing building has been demolished and the site cleared. A separate planning condition is recommended to require compliance with the Demolition Method statement during these works.
- 5.23 Heritage  
Policies, Sites and Places Plan Policy PSP17 requires that any impact on the setting of archaeological heritage assets (both designated and non-designated) will need to be assessed to determine their significance.
- 5.24 No listed buildings lie in vicinity of the site. Comments received from the Archaeology Officer advise there are unlikely to be any archaeological remains due to previous development and increased industrial activity. No heritage information is therefore necessary.
- 5.25 Nature Conservation  
Policies, Sites and Places Plan Policy PSP19 and NPPF paragraph 180 require development proposals to safeguard against loss of irreplaceable habitats and sites of value to local biodiversity and seek provision of ecological enhancements.
- 5.26 The site is not covered by any ecological designations however within and adjoining the site lies suitable habitat for protected species. A Preliminary Ecological Appraisal (PEA) has been submitted which was updated during consideration to include more detail on precautionary measures and mitigation during construction. A planning condition is recommended for compliance with these.
- 5.27 A Biodiversity Net Gain Assessment has also been submitted, concluding that with the proposed landscaping a habitat net gain of 17.39% and hedgerow net gain of 91.35% is achievable, which is positive. Ecological enhancements proposed include the proposed planting, for which the details and management are assessed under landscaping above. Additionally proposed are bat and bird boxes, and repurposing trees scheduled for removal as log piles and a planning condition is recommended to ensure these are implemented.
- 5.28 A dark corridor is also proposed to the north of the site, which is a positive provision, however a lighting strategy for biodiversity is required to both identify



areas/ features on site that are particularly sensitive to bats, and details of the proposed lighting scheme reflecting this corridor. It is also necessary to ensure the proposal does not cause lighting impacts to the adjoining public highway and neighbouring properties, as well as adequate lighting to enable pedestrian and cycle access, and a planning condition is recommended for this.

#### 5.29 Sustainability

Core Strategy Policy CS1 requires developments to be designed to achieve energy conservation. Policies, Sites and Places Plan Policy PSP6 encourages all development to minimise end-user energy requirements over and above those required by the current building regulations, and to ensure the design and orientation of roofs will assist the potential siting and efficient operation of solar technology.

5.30 The application is supported by a Sustainability Statement setting out the proposed energy strategy approach of adopting passive measures to reduce energy demand eg. through the building fabric (Be Lean), providing lighting, heating, cooling and water use efficiently (Be Clean), use of renewable technologies eg. proposed provision of solar panels within the roof and electric vehicle charging points (Be Green) and establishing energy and emission reductions. Use of decentralised heat network was also reviewed but concluded would provide limited carbon saving due to distance of the site from this the heat network. BREEAM “Very good” is also targeted with a pre-assessment appended.

5.31 The above approach and BREEAM target is positive. In response to comments from the Environmental Policy and Climate Change Team, additional clarification was provided on use of refrigerants with the lowest available global warming potential (GWP), construction of the roof enabling additional solar panels in future if viable and feasible, EV charging points being rated at or above 7kW, and BREEAM thermal comfort credits targeted.

5.32 The proposal would therefore accord with policy requirements for energy conservation and a planning condition is recommended to ensure the sustainable and renewable elements are implemented.

#### 5.33 Consideration of likely impact on Equalities

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

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

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

## 6. **CONCLUSION**

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

6.2 “The recommendation to grant/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 It is recommended that the application be APPROVED subject to:

- (i) Conditions written on the decision notice; and
- (ii) Completion of an appropriate deed under Section 106 of the Town and Country Planning Act 1990 for payment of £2,500.00 (Index-Linked) as a contribution towards monitoring of the travel plan to serve the development for a period of five years.

## **CONDITIONS**

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

Reason:

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

2. The development shall proceed in accordance with the following plans:

As received by the LPA 28.04.22:

Site Location Plan	-2063-PD01 Rev. A
Existing Site Plan/ Existing Site Sections	-2063-SV01 Rev. A
Existing Floor Plans	- 2063-SV02
Existing Elevations / Existing Sections	- 2063-SV03
Proposed Ground Floor Plan	- 2063-PD04
Proposed Mezzanine Floor Plan	- 2063-PD05
Proposed Floor Plan Plant Deck	- 2063-PD06
Proposed Roof Plan	- 2063-PD07 Rev. B
Proposed East Elevation	- 2063-PD08
Proposed West Elevation	- 2063-PD09 Rev. A
Proposed South Elevation / Proposed North Elevation	- 2063-PD10
Proposed Section A-A	- 2063-PD11
Proposed Section B-B	- 2063-PD12

Proposed Floor Plans of Office Area	- 2063-PD13
Fencing Details	- 2063-PD14 Rev. A
Bicycle Storage	- 2063-PD15
External Finishes Sample Board	- 2063-PD16

As received by the LPA 04.05.22:

Tree Removal	- 2095-DLA-DR-L-01 Rev. P04
Tree Protection	- 2095-DLA-DR-L-02 Rev. P04
Hard Landscape Proposals	- 2095-DLA-DR-L-03 Rev. P04
Boundary Treatment	- 2095-DLA-DR-L-06 Rev. P04

As received by the LPA 14.06.22:

Proposed Site Plan (1:500 Scale)	- 2063-PD02 Rev. D
Proposed Site Plan (1:200 Scale)	- 2063-PD03 Rev. D
Soft Landscape	- 2095-DLA-DR-L-04 Rev. P05
Tree Pit Detail	- 2095-DLA-DR-L-05 Rev. P04

As received by the LPA 22.07.22:

Ecological Enhancement Plan Rev. A dated July 2022

As received by the LPA 25.07.22:

Lighting Strategy for Bats Rev. A dated July 2022

Reason:

To define the terms and extent of the permission.

3. No development, except for demolition of the existing building, shall commence until a Drainage Scheme comprising surface water and foul sewage drainage details including SUDS (Sustainable Drainage Systems) for flood prevention; pollution control and environmental protection have been submitted to, and approved in writing by, the Local Planning Authority. The Drainage Scheme shall be based upon the Drainage Proposal Layout - drawing no. SK101 Rev. P07, Tank 1 Source Control Calculations (MicroDrainage) and Email 01.09.22 by Glencar Construction (Measured Inert Level), as received by the LPA 08.09.22, and shall also include, but not be limited to:

- Confirmation and acceptance of an agreed connection point and discharge rate for surface water disposal from Wessex Water.
- A clearly labelled drainage layout plan showing:
- the pipe networks and any attenuation ponds
- exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding; and
- any pipe node numbers (including Cover Level, Invert Level, Gradient, and Length) referred to within the drainage calculations;
- Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance 40% up to and including the 10080 minute scenarios;

- Calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance;
- A manhole / inspection chamber schedule to include cover and invert levels;
- Surface Water Management Plan including confirmation of ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as the attenuation feature, permeable paving and Flow Control Device for the lifetime of the development.

The Drainage Scheme shall be implemented and subsequently maintained in accordance with the approved details.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and foul sewerage, to ensure flood risk on-site and off-site is not increased, and to protect the water environment in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy December 2013, Policy PSP20 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan 2017, and paragraph 167 of the National Planning Policy Framework. The information is required pre-commencement as the site must be shown to have satisfactory drainage arrangements prior to construction taking place.

4. No development, except for demolition of the existing building, shall commence until the following have been submitted to, and approved in writing by, the Local Planning Authority:
  - a) A scheme for detailed site investigation to address unacceptable risks that exist on the site as represented in the Conceptual Site Model, which are identified within the Preliminary Geo Environmental Risk Assessment, Plot 1 Patchway Trading Estate, Britannia Road, Bristol Report by Delta Simons dated 23rd March 2021 (ref. 21-0161.01). The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the Preliminary Geo Environmental Risk Assessment. The investigation and risk assessment scheme must be compiled by competent persons and designed in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance;
  - b) A written report of the findings of the detailed site investigation and risk assessment; and
  - c) Where the site investigation identifies remediation is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The detailed site investigation and remediation scheme shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure the site is suitable for its proposed use in accordance with Policy PSP22 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan November 2017 and paragraphs 183 and 184 of the National Planning Policy Framework. The information is required pre-commencement to ensure that adequate information pertaining to ground conditions is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site.

5. No development above ground level, except for demolition of the existing building, shall take place until details of all proposed external lighting for the development (other than temporary construction lighting) has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:
  - A lighting strategy for biodiversity, to accord with the Lighting Strategy for Bats Rev. A received by the LPA 22.07.22, and identify areas/features on site of value to bats; and
  - Design, siting and operation of the lighting, including through the provision of appropriate lighting contour plans and technical specifications.

The external lighting shall thereafter be installed in accordance with the approved details prior to first occupation of the building. No additional external lighting shall be installed within the application site other than in accordance with details that have been submitted to approved in writing by the local planning authority pursuant to this condition.

Reason:

To avoid adverse impact upon biodiversity features, to safeguard amenity of nearby commercial occupiers, in the interests of highway safety, and in order to ensure safe and convenient access within the site in accordance with Policies PSP11, PSP19, PSP21 and PSP27 of the South Gloucestershire Local Plan: Policies Sites and Places Plan November 2017.

6. No development above ground level, except for demolition of the existing building, shall take place until further details and material samples of the projecting feature frame and canopies, and material samples of the roofing and cladding proposed to be used on the building hereby approved, have been submitted to and approved in writing by the Local Planning Authority. If requested by the Local Planning Authority updated external material details shall also be submitted for approval. The development shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of visual amenity in accordance with South Gloucestershire Local Plan: Core Strategy December 2013 and Policy PSP1 of the South Gloucestershire Policies, Sites and Places Plan November 2017.

7. Prior to first use of the building hereby approved validation report (if remediation is required pursuant to condition 4) that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete, in accordance with Policy PSP22 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan November 2017 and paragraphs 183 and 184 of the National Planning Policy Framework.

8. The development shall be carried out in accordance with the Demolition Method Statement MS001 Rev. A by Bath Demolition Ltd received by the LPA 02.09.22 and Construction Logistics Plan by Bourne Wood Partnership dated April 2022.

Reason:

To ensure free flow of traffic within the existing industrial estate and minimise impacts upon neighbouring residential and commercial occupiers in accordance with Policies, PSP8, PSP11, PSP20 and PSP27 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan 2017. The information is required pre-commencement to ensure that appropriate measures to mitigate impacts arising during construction are first approved and put into place.

9. The development shall be carried out in accordance with BS:5837:2012 (or any subsequent revision), the Tree Survey and Constraints Plan by Davies Landscape Architects dated April 2022 (Ref. DLA-2095-ARBO-01-Rev P01) and drawing no. 2095-DLA-DR-L-02 Rev. P04 - Tree Protection.

Reason:

To protect and minimise the loss of existing trees in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policy PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan November 2017.

10. The development shall be carried out in accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal by Ecology Solutions dated April 2022 (Ref. 10484.PEA.vf2)

Reason:

To safeguard loss of irreplaceable habitats and other impacts upon biodiversity in accordance with Policy PSP19 of the South Gloucestershire Policies, Sites and Places Plan November 2017 and paragraph 180 of National Planning Policy Framework.

11. The development shall incorporate the measures identified within the Energy Efficiency and Sustainable Development Report Issue 3 by Synergy Building Services dated 22nd April 2022 and shall achieve BREEAM 'Very Good' 2018 standard or higher. Photovoltaic panels, as shown on drawing no. 2063-PD07 Rev. B - Proposed Roof Plan, shall be installed prior to first use of the building hereby approved and thereafter retained.

Reason:

To achieve energy conservation and minimise end-user energy requirements in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy

December 2013 and Policy PSP6 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan November 2017.

12. In the event that contamination is found at any time when carrying out the approved development that was not previously identified then no further development shall be carried out until an investigation and risk assessment, and where necessary a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Any measures identified in the approved investigation, risk assessment and remediation scheme shall thereafter be implemented, and prior to first occupation of the building hereby approved a validation report shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the development does not contribute to or is not put at unacceptable risk from previously unidentified contamination sources at the site, in accordance with Policy PSP22 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan November 2017 and paragraphs 183 and 184 of the National Planning Policy Framework.

13. Prior to first use of the building hereby approved ecological enhancements, as detailed within the Biodiversity Net Gain Report by Ecology Solutions dated April 2022 (Ref. 10484.BNGReport.vf2), and Ecological Enhancement Plan Rev. A dated July 2022 shall be installed in their entirety and thereafter retained for that purpose.

Reason:

To ensure satisfactory provision of ecological enhancements in accordance with Policy PSP19 of the South Gloucestershire Policies, Sites and Places Plan November 2017 and paragraph 180 of National Planning Policy Framework.

14. Prior to first use of the building hereby approved the hard surfacing and boundary treatments, as shown on drawing no.s 2095-DLA-DR-L-03 Rev. P04 - Hard Landscape Proposals and 2095-DLA-DR-L-06 Rev. P04 - Boundary Treatment, shall be provided in their entirety and thereafter retained and maintained.

Reason:

In order to ensure an acceptable and functional standard of development upon completion, in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policy PSP2 of the South Gloucestershire Policies, Sites and Places Plan November 2017.

15. Prior to first use of the building hereby approved the vehicle parking spaces, turning areas, entrance crossovers, bicycle and bin stores, as shown on drawing no.s 2063-PD02 Rev. D - Proposed Site Plan and 2063-PD15 - Bicycle Storage, shall be provided in their entirety and thereafter retained for their intended purpose. No development whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to that Order revoking and re-enacting that Order with or without modification, shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking spaces, turning areas, entrance crossovers, bicycle and bin stores.

Reason:

To ensure off-street vehicle and cycle parking provision, turning areas and bin storage to serve the development in accordance with Policies CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan November 2017.

16. Prior to first use of the building hereby approved the Electric Vehicle (EV) Charging Points, Future Electric Vehicle (FEV) Charging Points and HGV FEV Charging Points, as shown on drawing no. 2063-PD02 Rev. D - Proposed Site Plan shall be installed in their entirety. The EV Charging points shall have a minimum output rating of 7kW and thereafter be retained and maintained. The FEV and HGV FEV Charging points shall thereafter be retained until such time as they are replaced with EV Charging Points, which shall then be retained and maintained.

Reason:

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

17. During the first available planting season following first use of the building hereby approved the soft landscaping scheme as shown on drawing nos 2095-DLA-DR-L-04 Rev. P05 - Soft Landscape and 2095-DLA-DR-L-05 Rev. P04 - Tree Pit Detail shall be implemented in its entirety and thereafter maintained in accordance with the Landscape Management Plan by Davies Landscape Architects Ltd dated June 2022 (Ref. DLA-2095-LMP-01-Rev P03).

Reason:

In order to ensure an acceptable and functional standard of development upon completion and biodiversity gain, in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policies PSP2, PSP3 and PSP19 of the South Gloucestershire Policies, Sites and Places Plan November 2017 and paragraphs 130 and 180 of National Planning Policy Framework.

18. Within 6 months of first use of the building hereby approved, a full detailed Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall be based upon the principles laid down in the Framework Travel Plan by David Tucker Associates dated 16th August 2022 and appended Action Plan. Operation of the development shall thereafter be carried out in accordance with the approved details.

Reason:

To encourage means of transportation other than the private car and to safeguard public highway safety in accordance with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan November 2017.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking and re-



enacting that Order with or without modification) no development shall be carried out within Classes G, H, MA, O, P, PA and T of Part 3 of Schedule 2 of that Order (Changes of Use) unless planning permission has been granted on an application relating thereto.

**Reason:**

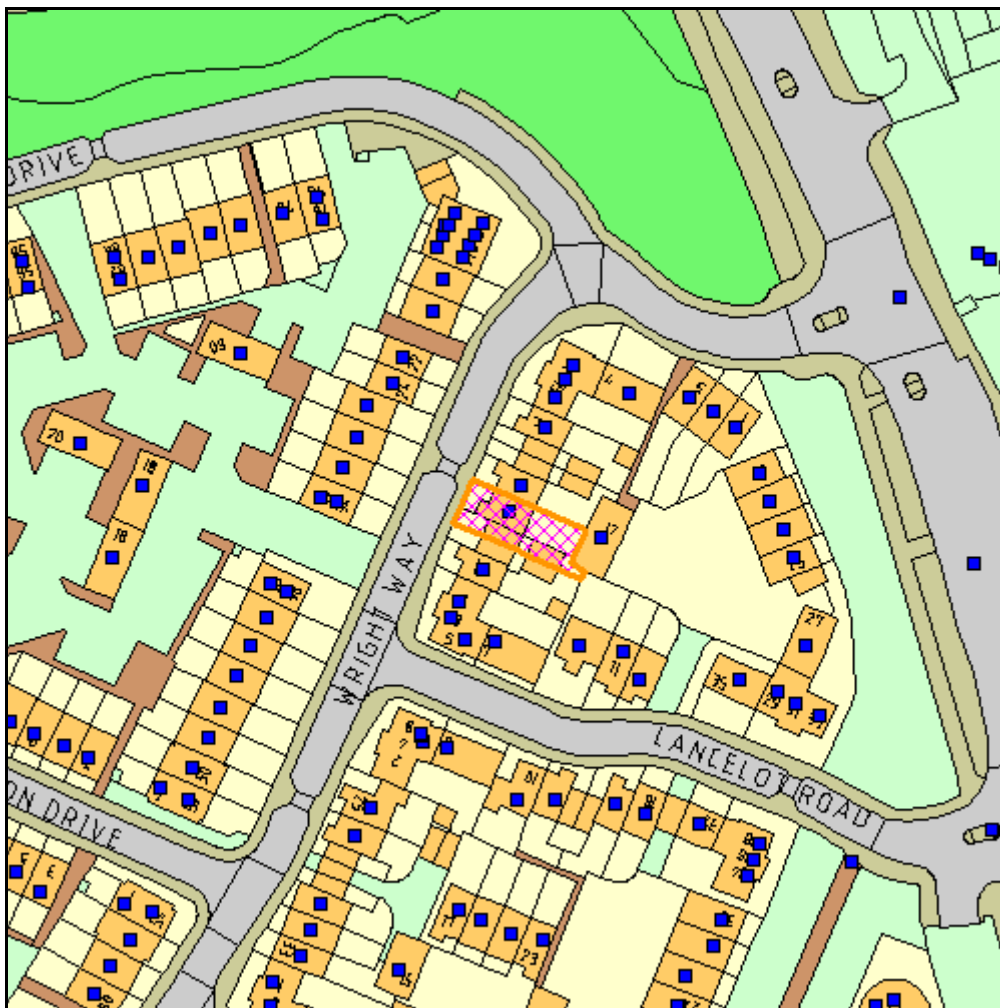
In order that any alternative use of the building may be the subject of a separate planning application to be determined on its own merits, and to safeguard their economic use, and in the interests of visual and neighbouring amenity, in accordance with Policies CS1 and CS12 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policy PSP20 of the South Gloucestershire Policies Sites and Places Plan November 2017.

**Case Officer: Michael Fishpool**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 42/22 -21st October 2022**

<b>App No.:</b>	P22/03730/HH	<b>Applicant:</b>	Cheang
<b>Site:</b>	21 Wright Way Stoke Gifford South Gloucestershire BS16 1WE	<b>Date Reg:</b>	6th July 2022
<b>Proposal:</b>	Erection of single storey rear extension and conversion of existing garage to form additional living accommodation.	<b>Parish:</b>	Stoke Gifford Parish Council
<b>Map Ref:</b>	362330 177673	<b>Ward:</b>	Stoke Park And Cheswick
<b>Application Category:</b>	Householder	<b>Target Date:</b>	30th August 2022



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P22/03730/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 APPEARANCE ON CIRCULATED SCHEDULE**

The application has been referred to the Circulated Schedule following the receipt of an objection from the Stoke Gifford parish council, the concerns raised being contrary to the officer recommendation.

### **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for the demolition of existing garage. Erection of single storey rear and side extension to form additional living accommodation at 21 Wright Way, Stoke Gifford.
- 1.2 The site is situated within the north fringe of the Bristol Urban Area and comprises a two-storey terraced dwellinghouse.
- 1.3 During the application, the proposal has been amended and revised plans submitted. Accordingly, a period of re-consultation has been carried out to inform neighbours and consultees.

### **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

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

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

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Householder Design Guide SPD (Adopted) 2021  
Residential Parking Standards SPS (Adopted) 2013  
Residential Amenity TAN (Endorsed) 2016

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

3.1 None.

### **4. CONSULTATION RESPONSES**

#### **4.1 Stoke Gifford Parish Council**

Object on (a) safety exist grounds due to the configuration of the garden wall/property behind and (b) due to insufficient parking (of the required dimensions), given the removal of the existing garage.

Should planning permission be granted, request restricting the hours of working during construction.

#### **4.2 Transportation DC**

No objection.

#### **4.3 Public Comment**

None.

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

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

The application site is situated within the settlement boundary and is currently utilised as a C3 dwellinghouse.

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 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.

5.3 The proposal removes the existing semi-detached garage to the rear to make way for a single storey rear and side extension. The extension protrudes 3.38 metres from the rear elevation and is 7.24 metres in width. It features a pitched roof with an eave's height of 2.64 metres and an overall height of 3.45 metres. External materials are to match the existing building. The proposal is of a scale and design to remain subservient to the host and neighbouring properties. The proposal will result in the removal of the garage and the 'blocking up' of the car port however this is set well back from the public highway and will not impact the parking provision. Overall, the proposal has been carefully assessed and has found to be in compliance with these policies.

#### 5.4 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact. The extension is single storey, and it will not give rise to any concerns regarding amenity. Overall, the proposal has been carefully assessed and has found to be in compliance with these policies.

#### 5.5 Private Amenity Space

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. A 3-bedroom dwelling is expected to provide 60m<sup>2</sup> of private amenity space, the current site provides approximately 53m<sup>2</sup>, so is therefore already below the required size. The proposal has been revised to remove the existing garage to offset the loss of amenity space resulting from the rear extension. Post development the site provides 48m<sup>2</sup> of useable private amenity space, which on balance considering the existing under provision is acceptable. If planning permission is granted, a condition will be attached to ensure the garage is removed prior to the first use of the extension permitted.

#### 5.6 Transport (Access and Parking)

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal increases the amount of living space in the property but does not increase the number of bedrooms. Accordingly, the site is required to provide 2.no parking spaces. The existing garage is to be removed as part of the application; however, two parking spaces will remain underneath the existing car port. Whilst these are smaller than the dimensions required, they form part of the existing arrangement thus it is unlikely that a transport objection could be sustained at appeal. Accordingly, the proposal is accepted in terms of parking standards.

#### 5.7 Other Matters

The comment received from the Parish Council during consultation regarding restricting the hours of working during the period of construction has been acknowledged. The application site is situated within a built up residential area and the proposed development sits within close proximity to neighbouring properties boundaries. As such if the proposal satisfies all other planning considerations and the decision to grant permission is recommended, it is found appropriate that a compliance condition regarding hours of working, be attached to the decision notice.

#### 5.8 Consideration of likely impact on Equalities

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

people who share a protected characteristic and those who do not. This planning application it is considered to have a neutral impact on equality.

## 6. **CONCLUSION**

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

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

## 7. **RECOMMENDATION**

7.1 It is recommended that planning permission is **GRANTED**.

### **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

(above plans received 05/07/2022)

Plans and elevations (80733 Rev B)

(above plans received 28/09/2022)

Reason

To define the terms and extent of the permission.

3. Prior to the use or occupation of the extension hereby permitted, the existing garage at the dwelling known as 21 Wright Way, Stoke Gifford, South Gloucestershire, BS16 1WE must be removed.

Reason

To protect the residential amenity space for current and future occupiers, and to accord with Policy PSP43 of the South Gloucestershire Local Policies, Sites and Places Plan (2017) ; and the National Planning Policy Framework.

4. The hours of working on site during the period of construction shall be restricted to 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturday; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery

(mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

**Reason**

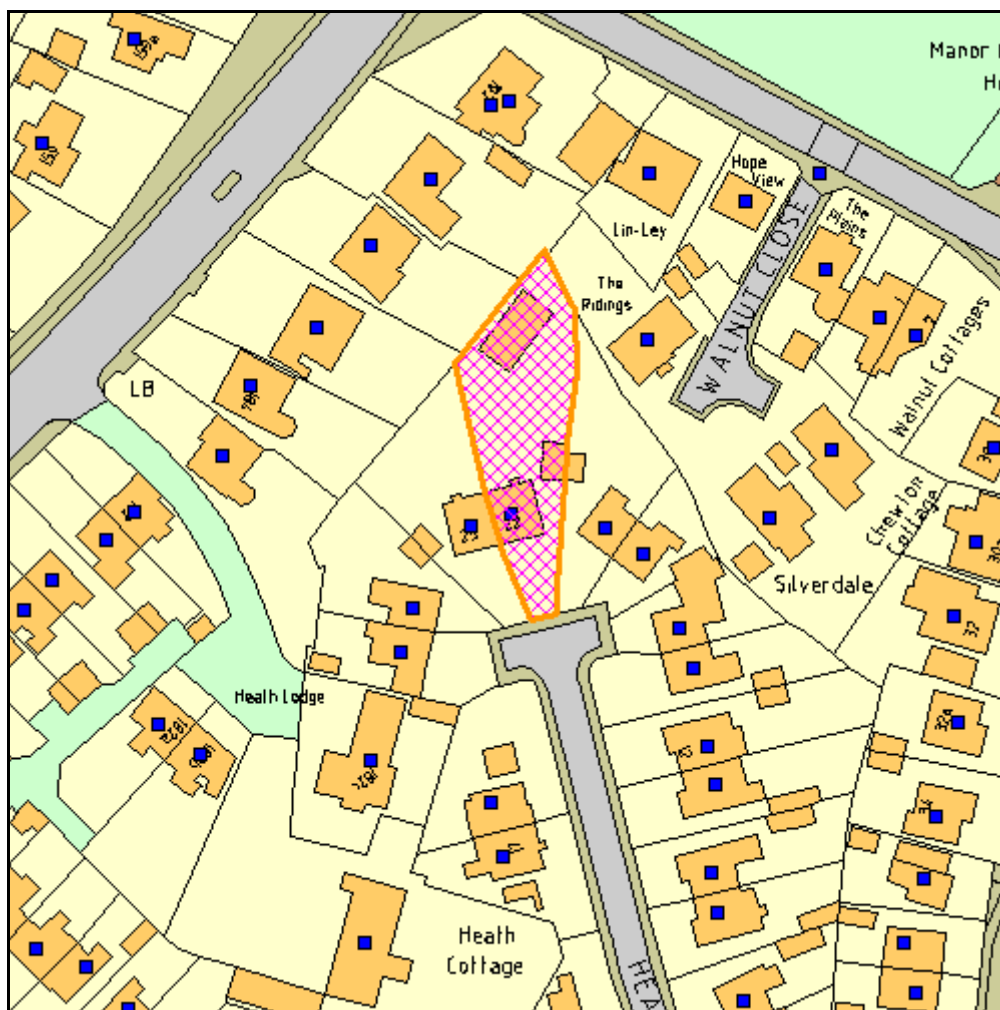
To protect the residential amenity of the occupants of nearby dwellings; and to accord with Policy CS1 and CS22 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013.

**Case Officer: Charlie Morris**

**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 42/22 -21st October 2022**

<b>App No.:</b>	P22/05097/HH	<b>Applicant:</b>	Mr P Haskins
<b>Site:</b>	22 Heath Gardens Coalpit Heath South Gloucestershire BS36 2TQ	<b>Date Reg:</b>	23rd August 2022
<b>Proposal:</b>	Demolition of existing garage. Erection of two storey outbuilding to form garage and hobby room.	<b>Parish:</b>	Westerleigh Parish Council
<b>Map Ref:</b>	367339 180531	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Householder	<b>Target Date:</b>	17th October 2022



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P22/05097/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 Westerleigh Parish Council objecting to the proposal, as well as 3no. representations 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 demolition of the existing garage and the erection of an outbuilding to form garage and hobby room.
- 1.2 The application site is a semi-detached property, located at 22 Heath Gardens, and is set within the area of Coalpit Heath.
- 1.3 Throughout the course of the application process, amended plans have been received following concerns raised from the case officer regarding the height of the proposed garage/hobby room. This assessment is therefore based on the revised plans in which the height has been reduced and front and rear elevation windows removed.

### **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  
Annexes and Residential Outbuildings SPD (Adopted October 2021)  
Householder Design Guide SPD (Adopted) March 2021

### 3. RELEVANT PLANNING HISTORY

#### 3.1 **P22/05104/PNH (Prior approval not required – 15 September 2022)**

*The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 2.5m, and for which the height of the eaves would be 2.5m*

### 4. CONSULTATION RESPONSES

#### 4.1 Westerleigh Parish Council

Westerleigh Parish Council OBJECTS to this application on the grounds that the neighbours would be overlooked.

#### 4.2 Sustainable Transport

We understand that this planning application seeks to demolish the existing garage located within the curtilage of 22 Heath Gardens, Coalpit Heath and replace it with a two-storey building comprising of a new garage with a hobby room over it. We note that this site is located within an existing built-up area, hence we consider that this development fully complies with the requirements of Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places document. Therefore, we would not wish to make a highways or transportation objection in principle to this application.

Likewise, the Councils minimum domestic car parking requirements, as set out in the Residential Parking Standards SPD and Policy PSP16 of the Policies, Sites and Places document relate the number of off-street parking spaces required to the number of bedrooms present in any property. In this case we note that the number of bedrooms is unchanged and that in addition to the new garage, the property possesses a fairly lengthily driveway which is likely to be able to accommodate two cars. Hence, it appears that this development fully conforms to these requirements. Therefore, we do not believe that this proposal is likely to raise any highway or transportation issues, so we have no objection to this application.

We would, however, request that the applicant provides the new garage with electric vehicle charging facilities in accordance with the Councils emerging policy. To this end, we would recommend that an appropriate condition is imposed on any planning permission granted for this development.

#### 4.3 Residents

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

- Concerns over windows
- Loss of privacy
- Direct line of site into neighbouring property
- Window should have privacy glass
- Infringement of privacy
- Possibility of adding velux instead
- Would contradict local planning policy

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

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

5.2 The proposal is relatively simple in what it seeks to achieve. It is proposed to demolish the existing detached garage and to erect a garage/hobby room attached to the northern corner of the property. The revised plans show that the building would measure 4.5m in width, 8m in depth and would be finished with a pitched roof measuring 2.8m at the height of the eaves and 5m at ridge height, when measured from ground level. All materials would match that of the host property and would include a garage door and window to the ground floor front elevation, 1no. window to the ground floor rear elevation, external door to the side elevation and 5no. roof lights within the roof structure.

5.3 It is noted that there is intention to carry out a single storey rear extension and rear dormer under permitted development rights, as annotated on the plans however, this is yet to be implemented.

### 5.4 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.

5.5 Following concerns raised regarding the design of the proposed building, amendments have been made which reduces the height and removes the front and rear first floor windows, in replacement for roof lights. Whilst these changes are relatively minor in scale, the case officer considers this to have a substantial improvement on the relationship and subservience of the building with the main dwelling. The existing dwelling is considered a 1 " storey dwelling, with downstairs living accommodation and a front dormer to provide additional living accommodation.

5.6 The revised designs therefore reflect this within the proposed outbuilding, by providing a garage to the ground floor and a reduced height to allow the

provision of a hobby room on the first floor with roof lights. The design also demonstrates an element of integration with the wider street scene, where pitched roof garages are a common feature. The proposed building would also sit next to the neighbouring garage at No. 20 Heath Gardens however, this property and garage sit on ground approximately 1m higher than the application dwelling. This change in ground level further assists with proportionality and subservience in relation to the neighbouring garage.

5.7 Furthermore, whilst there is an element of physical attachment to the main dwelling, the principles within the annexes and outbuildings SPD remain relevant in this context. In line with the definitions set out within the SPD, the outbuilding would be incidental to the main dwelling, and should embody the following characteristics:

- *Mainly comprise incidental uses that are reliant on the main building for primary living accommodation*
- *The secondary nature of the proposed use should be reflected in overall scale, form and design*

The SPD goes on to specify that any proposed outbuilding should have:

- *An appropriate relationship to the main dwelling*
- *Ensure high standards of visual*
- *Ensure a high standard of residential amenity*

It is clear from the plans that there is a compliance with these best practice principles and, as such, the proposal is found to accord with the relevant policies within the development plan and accompanying guidance within the Householder Design SPD and the Annexes and Outbuildings SPD.

#### 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. 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.

5.9 The property itself is semi-detached to its neighbour at No. 25 and sits within relatively close proximity to its surrounding neighbours on Heath Gardens due to the residential nature of the area. Comments and concerns from neighbours have also been noted with regards to impact of the development on residential amenity of the neighbours and will be addressed within this section of the report.

5.10 It is unlikely that the proposed structure would impact the attached neighbour at No. 25 due to the positioning and orientation of the building. Similarly, the building is unlikely to affect the amenity of the neighbour at No. 20 given that

garages already sit between the two properties and the application site also sits on lower ground, reducing any impact which may be of a dominating or overbearing nature.

- 5.11 Consideration has also been given to the neighbours on Badminton Road, which is to the north/northwest of the site. The removal of the first floor windows on the revised plan is found to remove any impact such as overlooking or loss of privacy. There is also a considerable separation distance between the rear elevation and the neighbours on Badminton Road. The case officer measures the distance between the rear elevation and rear boundary line at approximately 22m. This distance would be increased when measuring from the rear elevation of the building to the rear elevation of the neighbouring properties. This is considered a sufficient distance to ensure no impact to neighbouring amenity.
- 5.12 On that basis, the proposal is found compliant with PSP8 and PSP43 of the development plan which seeks to ensure residential amenity of neighbouring properties and occupiers is safeguarded.
- 5.13 Parking Standards  
PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand.
- 5.14 The proposal does not seek to change the number of bedrooms at the property however, there would be a change to parking provision. The proposal would see the loss of the existing garage, in replacement for another garage. There is also adequate and sufficient driveway space for off street parking to the front and side of the property. As such, there are no objections with respect to PSP16 of the development plan.
- 5.15 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 21 August 2022:

Site Location Plan

Existing Elevations (Drawing No. 4194/P1A- Revision A)

Proposed Floor Plans (Drawing No. 4194/P3A- Revision A)

Existing Floor Plans and Existing and Proposed Block Plans (Drawing No. 4194/P4A- Revision A)

Received by the Local Authority on 17 October 2022:

Proposed Elevations (Drawing No. 4194/P2C- Revision A)

Reason

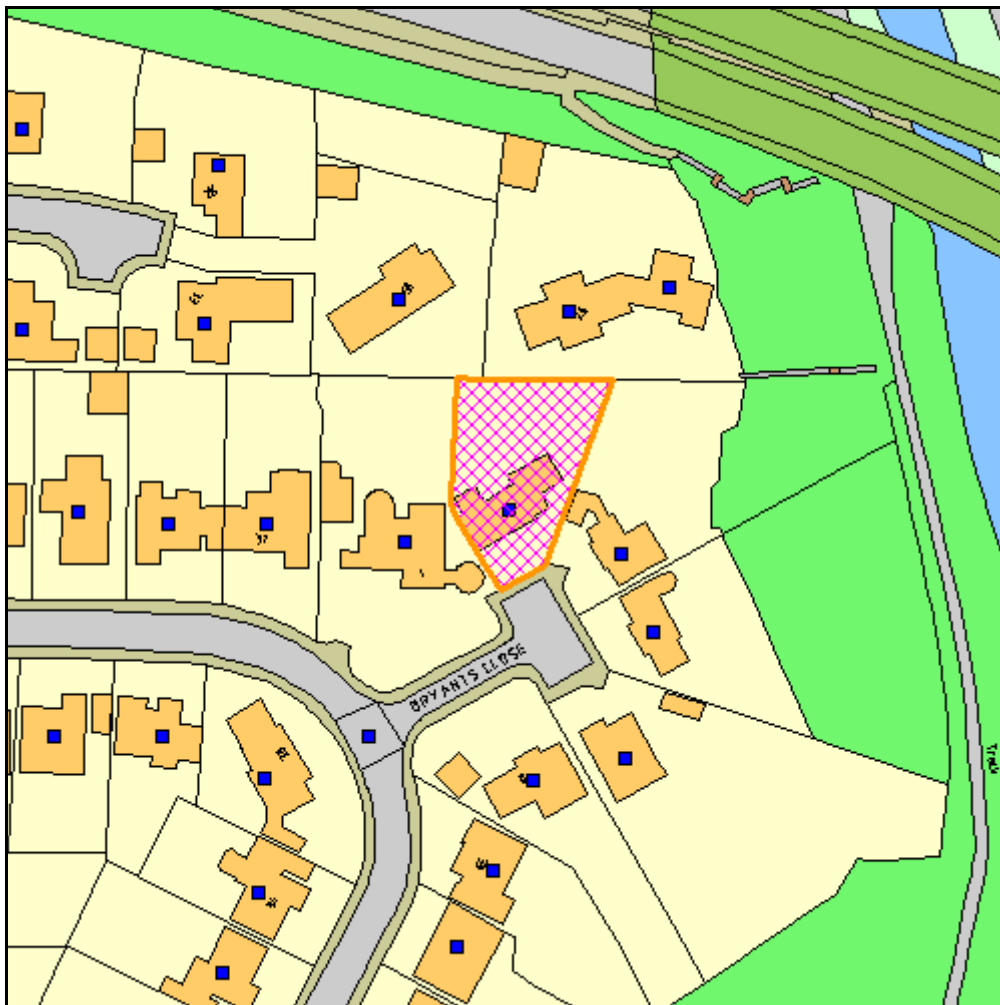
To define the terms and extent of the permission.

**Case Officer: Lucie Rozsos**

**Authorising Officer: Helen Ainsley**

**CIRCULATED SCHEDULE NO. 42/22 -21st October 2022**

<b>App No.:</b>	P22/05124/HH	<b>Applicant:</b>	Mr & Mrs Murrell
<b>Site:</b>	2 Bryants Close Frenchay South Gloucestershire BS16 1PA	<b>Date Reg:</b>	25th August 2022
<b>Proposal:</b>	Erection of first floor side and rear extension and alterations to roof line to form additional living accommodation. Replacement of existing conservatory with single storey rear extension.	<b>Parish:</b>	Winterbourne Parish Council
<b>Map Ref:</b>	364446 178251	<b>Ward:</b>	Frenchay And Downend
<b>Application Category:</b>	Householder	<b>Target Date:</b>	18th October 2022



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

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

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

### **1. THE PROPOSAL**

- 1.1 Full planning permission is sought for the erection of a first floor side extension and alterations to roof line to form first floor living accommodation.
- 1.2 The application site is a 3no. bedroom detached dwelling, located at 2 Bryants Close, and is set within the area of Frenchay. The site is within the designated settlement boundary and is not limited or restricted by any local planning policies.
- 1.3 Throughout the course of the application process amended plans have been submitted to present a revised parking layout. This assessment is made on the basis of these revised plans.

### **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 **P94/2165 (Approved – 18 September 1994)**  
*Erection of front porch*

### **4. CONSULTATION RESPONSES**

- 4.1 Winterbourne Parish Council

The comments of the Parish Council are Objection. The Parish Council notes, and supports, the comments of concern regarding parking provision.

- 4.2 Sustainable Transport  
Comments – 01 September 2022:

We understand that this planning application seeks to extend the existing dwelling situated at 2 Bryants Close, Frenchay. We note that this site is situated within an existing residential area, hence we consider this development fully complies with the locational requirements of Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places. Consequently, we would not wish to make a highways or transportation objection to this application in principle.

Nevertheless, we understand that this proposal increases the number of bedrooms present at this property from two to five. It also removes the existing garage. Hence, to conform the Councils minimum residential car park standards as set out in the Residential Parking Standards SPD and Policy PSP16 of the Policies, Sites and Places document it will be necessary to provide additional car parking spaces on the site. We understand that the applicant proposes to provide three spaces which would seem to be a satisfactory number. However, it does not appear that these spaces conform to the dimensional requirements of Policy PSP16 and should this be the case then they cannot be included in the sites off-street parking provision. Hence, we would wish to see this point clarified by the applicant.

Moreover, we would recommend that the applicant ensures that these spaces are surfaced in a bound, suitably drained material and that they provide electric vehicle charging facilities in accordance with the Councils emerging policy. To ensure these actions take place, we would recommend that appropriate conditions are imposed on any planning permission granted for this development.

Overall, therefore, although we believe that this proposal is unlikely to create any severe or unacceptable highway or transportation issues, without clarification of the parking matters raised above we cannot reach a conclusion in this matter. Hence, we would request the applicants earliest clarification of these points.

Comments 28 September 2022:

We understand that this planning application seeks to extend the existing dwelling situated at 2 Bryants Close, Frenchay and although we did not object to this proposal in principle, we requested more information about the car parking provisions available on this site. We have now received further

clarification of this matter and understand that three spaces already exist here. Nevertheless, we note that these spaces are of minimum dimensions, so do not fully conform to the Councils minimum residential car park standards as set out in the Residential Parking Standards SPD and Policy PSP16 of the Policies, Sites and Places document. Hence, we do not consider these arrangements to be satisfactory and it appears that space is available to provide more conformant parking facilities, we would wish to see this matter addressed by the applicant.

#### 4.3 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 is relatively detailed in what it seeks to achieve. Each element has therefore been broken down to describe in better detail.

#### 5.3 First floor side extension

The plans show that it is proposed to erect a first floor extension to the northeast side of the property. The extension would measure 4.5m in width and would be 5.5m deep to which it would connect to the proposed first floor rear extension. The roof of the extension would be a gable end, with stepped eaves. The ridge height would match the existing property at 6m, with eaves at the front of 3.7m and eaves of 5.2m to the first floor and 2.3m on a lean-to roof at ground floor level.

#### 5.4 First floor rear extension

It is proposed to carry out a similar first floor extension to the rear, essentially creating an 'L' shaped extension around the first floor side and rear of the property. The rear extension would measure 3.6m in depth and 9.2m in width, to which it would connect to the proposed first floor side extension. Additionally, the roof form would be similar to that of the existing roof and proposed first floor side. The ridge would remain at 6m, and the eaves increased in height to 5.2m.

- 5.5 Alteration to the roofline  
In order to accommodate the first floor side and rear extensions, the plans show that it is proposed to make alterations to the roofline and structure. The existing main roof is a double gable end, measuring 2.4m at the height of the eaves and 6m, stepping down to 4m at ridge height. To the front, the height of the ridge and eaves would be built up to accommodate the first floor side extension. The proposed ridge height would match that of the existing dwelling and the eaves would be stepped up to 3.7m. To the rear, the height of the eaves would be brought up to 5.2m to allow for the first floor rear extension, essentially forming a variation of a catslide style roof. The plans also show the addition of 5no. roof lights to the principal elevation.
- 5.6 Single storey rear extension  
It is also proposed to replace the existing conservatory sited to the rear of the property. The plans show that that the rear extension would measure 2.7m deep, 4.3m wide and would be finished with a flat roof measuring 2.8m in height.
- 5.7 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.
- 5.8 In terms of design, the proposal would represent a significant alteration to the existing dwelling. That being said, the local vernacular shows properties which are of a similar size, form and scale to that of the proposed development subject to this application. This view has been confirmed by a site visit made to the property and local and wider street scene. Many dwellings in the area present a mix of 1 ½ storey and 2 storey dwellings with gable ends, projecting gable extensions and traditional dormers. The property itself sits on a relatively sizable plot in a secluded position at the end of the cul-de-sac of Bryants Close.
- 5.9 Furthermore, vast amounts of the work would be carried out to the rear, out of view from the public realm, therefore not resulting in significant changes to the character and appearance of the street scene. The works therefore appear proportionate within the context. It is also demonstrated that the development would not result in an increase to the footprint of the property itself, more so to extend upwards and replace existing built form on site. There would also be no change in height to the overall ridge height of the dwelling.
- 5.10 On that basis, the proposal is found to be in accordance with the relevant policies set out within the development plan and the accompanying guidance within the Householder Design SPD.
- 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. 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.

- 5.12 The property itself is detached but sits within a predominantly residential area. The nearest neighbours to the property are No. 1 Bryants Close to the southwest and No. 3 Bryants Close to the east. There are no neighbours to the north or at the rear and there are well-established and mature trees separating the application property with some of its neighbours.
- 5.13 Given that the proposal does not seek to project any deeper or wider than the existing footprint of the property, the works would not result in a reduced separation distance between the host dwelling and its neighbours. The proposed rear extension is of an appropriate size and scale so as not to result in impact of an overbearing or dominating nature. Furthermore, due to the orientation of the application property and its relationship with the orientation of its neighbours, an increase in the height of the dwelling at first floor level would not result in a loss of privacy or loss of light to the neighbours.
- 5.14 It is therefore demonstrable that the proposal would not negatively harm the residential amenity of the immediately surrounding neighbours. The development is therefore in accordance with PSP8 and PSP43 of the development plan.
- 5.15 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.
- 5.16 The proposal seeks to alter the existing parking arrangements, as well as increase the number of bedrooms at the property. It should be noted that the floor plans show 2no. bedrooms and a playroom as existing and 5no. bedrooms and a playroom as shown on the proposed floor plans. The development would also result in the loss of the internal garage space, meaning that it would not conform to space standards to be able to sufficiently count the garage as a suitable parking space.
- 5.17 Policy PSP16 requires that 3no. off street parking space should be provided for a 5/5+ bedroom property. Concerns were initially raised from the transport officer and the case officer regarding the layout and siting of the parking spaces as shown on the site plan, as well as an objection from the parish council regarding parking provision. Although the original plans presented 3no. off street spaces adjacent to one another, a site visit to the property demonstrated that these spaces wouldn't be achievable nor accessible due to the front boundary stone wall. As such, the proposed spaces on the site plan have been amended to present 2no. off-street parking spaces on the front driveway.

- 5.18 The case officer acknowledges that this proposal would result in an increase in the number of bedrooms at the property and also a change to the existing parking arrangements however, it is reasonable to draw the conclusion that the development would not result in increased traffic generation. The property will also remain as a single family dwelling, therefore there is unlikely to be an unacceptable or increased demand for parking provision. This view is shared with the transport officer.
- 5.19 A site visit to the property and the area also confirms that there is adequate on street parking, if and when required. Most neighbouring properties have large driveway spaces to the front, reducing parking within the cul-de-sac and adjoining streets. The roads surrounding the site are also residential with slow moving traffic passing through.
- 5.20 As such, whilst the proposal would fail to demonstrate the level of parking as set out within PSP16, on planning balance it is demonstrated that the development would not result in any harmful or unacceptable demand for parking provision. It would therefore be unreasonable to justify this as a reason for refusal.

5.21 Consideration of likely impact on Equalities

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

## 6. CONCLUSION

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

## 7. RECOMMENDATION

- 7.1 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 August 2022:

Site Location Plan

Existing and Proposed Floor Plans (Drawing No. 80744-1 - Revision A)

Received by the Local Authority on 24 August 2022:

Block Plan

Received by the Local Authority on 11 October 2022:

Existing and Proposed Elevations and Site Plan (Drawing No. 80477-2 - Revision A)

Reason

To define the terms and extent of the permission.

**Case Officer: Lucie Rozsos**

**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 42/22 -21st October 2022**

<b>App No.:</b>	P22/05136/RVC	<b>Applicant:</b>	Winterbourne Medieval Barn Trust
<b>Site:</b>	Winterbourne Court Farm Barn Church Lane Winterbourne South Gloucestershire BS36 1SE	<b>Date Reg:</b>	25th August 2022
<b>Proposal:</b>	Variation of condition 2 attached to permission P19/17383/RVC (formerly PT05/0023/F) to alter the opening hours for Friday and Saturdays. Change of use of agricultural barn to community heritage centre.	<b>Parish:</b>	Winterbourne Parish Council
<b>Map Ref:</b>	364122 180930	<b>Ward:</b>	Winterbourne
<b>Application Category:</b>	Minor	<b>Target Date:</b>	20th October 2022



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P22/05136/RVC

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

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

This application has been referred to the circulated schedule due to the receipt of a number of letters of objection from local residents, contrary to Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 This application seeks a variation of condition 2 attached to permission P19/17383/RVC (formerly PT05/0023/F) to alter the opening hours for Friday and Saturdays.
- 1.2 P19/17383/RVC was for the Variation of condition 5 (to amend the permitted hours of operation) attached to planning permission PT05/0023/F. Change of use of agricultural barn to community heritage centre Change of use of agricultural barn to community heritage centre.

Condition 2 of P19/17383/RVC read as follows:

*The use hereby permitted shall not operate other than between the hours of 08.00 - 22.30 Sundays to Thursdays and 08.00 - 23.00 Fridays and Saturdays, and at no other times.*

*'Reason: In the interests of highway safety, to protect the amenity of nearby residential properties and to accord with PSP8 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.*

- 1.3 This application therefore seeks to amend that condition for Fridays and Saturday from 23:00 hrs to 00:30hrs.
- 1.4 The application site consists of Winterbourne Court Farm Barn, a grade II listed building. The existing host building and outbuildings are currently used as a heritage and educational centre. This proposal does not seek a change of use. The application site is situated within the Green Belt, outside of any settlement boundary, and within the Winterbourne Conservation Area. There is a small group of residential properties within the vicinity, the nearest properties are located immediately to the west and to the north/north east of the site.

### **2. POLICY CONTEXT**

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

- 2.2 Development Plans

South Gloucestershire 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  
CS23 Community Infrastructure and Cultural Activity

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

PSP1 Local Distinctiveness  
PSP2 Landscape  
PSP7 Development in the Green Belt  
PSP8 Residential Amenity  
PSP11 Transport Impact Management  
PSP16 Parking Standards  
PSP17 Heritage Assets and the Historic Environment  
PSP21 Environmental Pollution and Impacts

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

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

- 3.1 There have been a number of applications associated with the wider site, the most relevant of these are as follows:

PT05/0023/F - Change of use of agricultural barn to community heritage centre. Approved 27.06.2005.

PT16/2421/LB - External and internal alterations to convert cart shed into educational workshop. Approved 09.09.2016

PT16/2673/F - Restoration and repairs to shed interior and alterations to exterior. Approved 09.09.2016

PT17/5419/F - Demolition of redundant derelict modern structures. Restoration and refurbishment works at Winterbourne Court Farm Barns, including, extension works to Cow Byres, refurbishment of West Barn, construction of Southern Link structure alterations to parking and external works. Approved 09.03.2018

PT17/5811/LB - Demolition of redundant derelict modern structures. Restoration and refurbishment works at Winterbourne Court Farm Barns, including, extension works to Cow Byres, refurbishment of West Barn, construction of Southern Link structure, alterations to access, parking and external works.

P19/17383/RVC - Variation of condition 5 (to amend the permitted hours of

operation) attached to planning permission PT05/0023/F. Change of use of agricultural barn to community heritage centre. Approved 14/2/20

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

##### **4.1 Winterbourne Parish Council**

The comments of the Parish Council are No Objection. The Parish Council would presume any noise after 11pm will still be monitored.

##### **4.2 Sustainable Transportation Officer**

There is no Highway objection to extending the opening hours on a Friday and Saturday until 00:30 the following morning, subject to carrying forward condition 3 from P19/17383/RVC implementation of the Events Car Park Management Plan (ECPMP).

##### **4.3 Economic Development Officer**

Supports the application as it would aid the site to be self sustaining and help the ongoing use of the site

#### **Other Representations**

##### **4.4 Local Residents**

Six letters of objection have been received from local residents raising the following concerns:

- Concerns changed will bring more disruption and noise from wedding guests
- Increase in taxis and general traffic late beyond midnight, 52 weeks per year.
- This ignores the previous discussions and concerns with local residents
- There is a lack of parking for the amount of people at the events
- The use harms the character of the Conservation Area
- Alters the intended use of the site as a community heritage centre

One letter has been received from the trustees supporting the scheme and seeking to clarify various points in relation to the above concerns:

- there is no intention to change the range of activities from those agreed as part of the National Lottery Heritage Funding

- The Business Plan submitted by SGC assumed 12 weddings per annum.

This was an essential element of the plan as commercial hire is a vital part of the overall sustainability of the site. There is no intention to increase this number - the application seeks to ensure that the original Business Plan can be achieved

- There is no intention to run events beyond midnight 52 weeks of the year

- Traffic issues have been covered by the Traffic Plan agreed as part of the refurbishment programme and this has been complied with.

There is only have 1 wedding reception booked for 2023 and none for 2024.

Potential hirers of the Barn have stated that they want a venue that stays open later than our current hours. There is a real risk that without the extended operating hours the Barn will not be economically sustainable.

- The Business Plan is entirely consistent with the charitable aims. "To promote and undertake the conservation, management, maintenance and improvement of the site at Winterbourne Court Farm Barn to ensure that it is protected, celebrated and used as a unique historical asset for the public benefit of serving the local community and improving community cohesion now and for the future by such exclusively charitable means as the trustees shall from time to time determine"
- The National Lottery Heritage Fund (NHLF) recognised that some commercial activity was essential to ensure the long term sustainability. As with most heritage assets income from heritage and community activities is insufficient to cover the costs involved in running the site.
- The Trust has taken many steps to minimise disruption to neighbours. All events are managed by a Duty Manager. The hire arrangements are based on acoustic music only with limits on parking.
- There have been 3 weddings this year and we have not received any complaints from the neighbours.
- SGC and NHLF have invested significant sums to save this building of national importance. Our aim with this application is to ensure that the original aims can be achieved

## **5. ANALYSIS OF PROPOSAL**

### **5.1 Principle of Development**

The application site consists of Winterbourne Barn and associated site and outbuildings. Permission exists for use of the barns for community heritage centre, with existing conditioned hours. The principles of the use of the site are therefore established. No additional change of use is proposed and the application is solely to vary the potential hours of use until 00:30 on Fridays and Saturdays only. The matter for consideration is that of the impact of the variation of condition proposed upon the amenity of the nearest residential properties.

- 5.2 By way of background to the site and proposals, Winterbourne Barn and its surrounding site is managed by Winterbourne Barn Trust which has a 25 year lease from South Gloucestershire Council. The lease permits the Trust to use the Site for community and rural enterprise purposes associated with the Trusts charitable objectives of promoting its viable and sustainable use. This includes commercial activities to ensure the site can be economically self-sustaining. Consistent with the site's architectural and historic interest, the site is refurbished in conjunction with South Gloucestershire Council and the National Lottery Heritage Fund with the site becoming a rural craft and heritage centre. In addition to the rental of meeting space, holding educational activities, open days and events, the Trust supports a number of micro and small businesses through the lease of workshops. In general, workshops are in short supply in South Gloucestershire. If the business plan fails to be fulfilled resulting in the site not being economically self-sustaining, use of the site, important workshop and meeting space could be at risk. The approved refurbishment was supported by a detailed business plan which demonstrates the potential for the site to become economically self-sufficient with an expanded range of activities available for the local community. The current evening finish restriction is considered a restraint on the potential for attracting hire for weekend/evening

activities that the site offers pursuant to its business plan. The proposed additional weekend restrictions of 00.30 would support the venues hire for functions. The additional hours will mean that the Barn's meeting space should become more marketable and attractive for future users. The limited additional utilisation of the site is within the lease terms with South Gloucestershire Council.

### 5.3 Residential Amenity

Permission exists for use of the barns for community heritage centre, with existing conditioned hours. The principles of the use of the site are therefore established. This application proposes a 00.30 limit on Fridays and Saturdays only. The application does not propose any change in the potential use of the site. The use of the site would not result in expectations that the site is used for all its permissible maximum hours all through the year or all and every weekend but provide opportunity to utilise the site to a more beneficial extent for its events. For example wedding and function hire during winter months is less likely as the medieval barn does not lend itself as well through lack of heating etc for this. The business plan has provision for up to 12 weddings per annum, to help enable self-sufficiency. In this respect, as an example, one wedding would typically take up one weekend of hire as setting up can take place on Friday and clear up on Sunday. The hire arrangements and the Trust manage and provide appropriate supervision. It has been confirmed that the site is licensed, licensing functions include prevention of public nuisance and public safety. The proposals would not impact upon the fabric of the historic buildings or conservation area, moreover their use would help the self-sufficiency and management of the buildings and their longer term security and indeed this is what the business plan and lease appear to have sought to secure since the grant of funding for the sites refurbishment. Securing the use and maintenance of historic buildings is a material consideration that should be given weight in consideration.

5.4 Whilst access/highways matters are discussed in the relevant sections, it is noted that there is an approved car parking plan and Event Car Parking Management document for the site, and these approved plans would continue to apply.

5.5 The proposals are associated with an existing community based centre. Taking into account the limited revised timescales proposed it is not considered that the proposed amendments to the existing condition, would result in a significant or material additional harm to the residential amenities of the neighbouring properties from the existing site such as to sustain an objection and warrant refusal of the application on these grounds.

### 5.6 Impact on parking and Highway safety

The use of the site is established. It is considered that additional traffic generation or parking associated with the modest variation in hours would be minimal in transportation terms. There is an existing and recently approved Event Car Parking Management Plan for the site. This will remain in force and should be complied with. These plans include suitable access and egress arrangement for events at the site, a signage scheme for roads around the site to be approved by the Council's highways section prior to events, the provision

of additional removeable signage around the site, the notification of the Police and the provision of additional overspill parking areas where required. On this basis there are no objections to the proposals from Highways Officers. A condition is recommended securing compliance with the scheme.

#### 5.7 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 it is considered to have a neutral impact on equality.

### 6. CONCLUSION

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

### 7. RECOMMENDATION

- 7.1 That the application be approved subject to the recommended 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:  
Location Plan, received by the Council on the 23rd August 2022.

Reason:

To define the terms and extent of the permission.

3. The use hereby permitted shall not operate other than between the hours of 08.00 - 22.30 Sundays to Thursdays and 08.00 - 00.30 Fridays and Saturdays, and at no other times.

Reason

In the interests of highway safety, to protect the amenity of nearby residential properties and to accord with PSP8 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

4. The operation of the site shall be implemented at all times, in accordance with the Events Car Park Management Plan (ECPMP) (Rev A 11/03/19) approved through condition 9 of planning application reference PT17/5419/F and discharged under reference DOC19/0043 on the 21st March 2019.

Reason

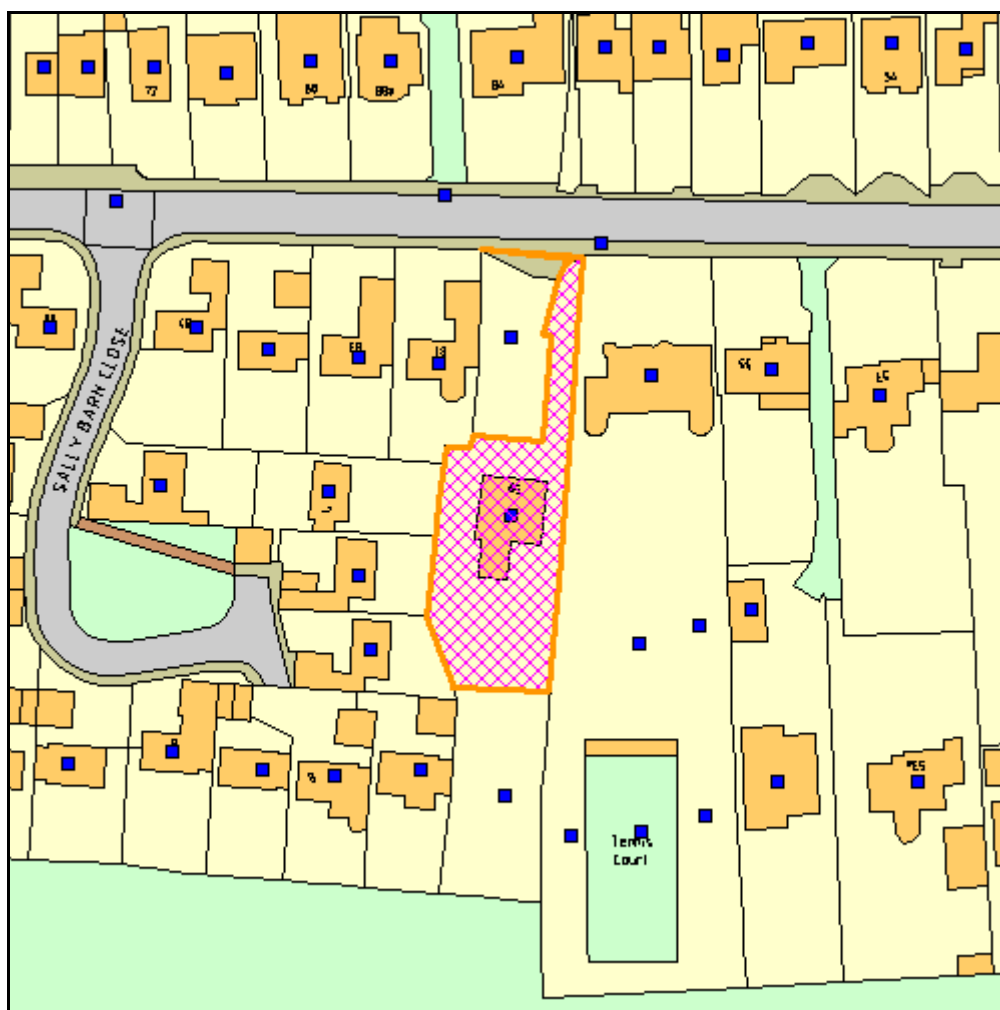
In the interests of highway safety, to protect the amenity of nearby residential properties and to accord with PSP8 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

**Case Officer: Simon Ford**

**Authorising Officer: Suzanne D'Arcy**

**CIRCULATED SCHEDULE NO. 42/22 -21st October 2022**

<b>App No.:</b>	P22/05265/HH	<b>Applicant:</b>	Dew Developments Ltd
<b>Site:</b>	59 Court Farm Road Longwell Green South Gloucestershire BS30 9AD	<b>Date Reg:</b>	2nd September 2022
<b>Proposal:</b>	Erection of a first floor rear extension to form additional living accommodation (resubmission of P22/00482/F).	<b>Parish:</b>	Hanham Abbots Parish Council
<b>Map Ref:</b>	365544 170571	<b>Ward:</b>	Longwell Green
<b>Application Category:</b>	Householder	<b>Target Date:</b>	26th October 2022



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P22/05265/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 APPEARANCE ON CIRCULATED SCHEDULE**

This application appears on the circulated schedule due to the receipt of an objection comment from the Parish Council, contrary to the officer recommendation of approval.

### **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the erection of a first-floor rear extension to form additional living accommodation at 59 Court Farm Road, Longwell Green.
- 1.2 The applicant site comprises a long residential plot with the host property itself forming a two-storey detached dwellinghouse located within the centre. Likewise, it is recognised on-site development is not limited by any local development plan policies.
- 1.3 Lastly, it is noted this application follows the 2019 approval of **P19/3620/F** and 2022 refusal of **P22/00482/F** which seeks to gain consent for amendments made in design.

### **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
PSP2	Landscape
PSP3	Trees
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP21	Environmental Pollution and Impacts
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space



- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (*Adopted 2007*)  
Residential Parking Standards (*Adopted 2013*)  
Trees and Development Sites SPD (*Adopted 2021*)  
Householder Design Guide SPD (*Adopted 2021*)

### 3. RELEVANT PLANNING HISTORY

- 3.1 There is a considerable amount of planning history associated with the site and the neighbouring plot to the East (No.57 Court Farm Rd). Due to this, the most relevant history is listed below.
- 3.2 **Ref:** P22/00482/F. Refuse, 14.04.2022.  
**Proposal:** Erection of two storey and single storey side, front and rear extensions and raising of roofline to provide additional living accommodation.  
**Reason:** **(1)** The proposed development would create a property with inappropriate proportions that would not integrate with the host and thus appear as an out of character addition that does not demonstrate subservience. Due to this, the application fails to adhere to policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013), PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), and, the South Gloucestershire Householder Design Guide (Adopted March 2021). **(2)** The proposed development would lead to overdevelopment of the site and as a consequence, result in deterioration of the sites visual amenity due to a loss of outstanding trees. Due to this, the application fails to adhere to policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013), PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), and, the South Gloucestershire Trees and Development Sites SPD (Adopted April 2021). **(3)** The proposed development, due to the sitting and height of the extension, would create an overbearing effect for the occupants at No.3 Sally Barn Close, which is confirmed to be at the detriment of residential amenity. It is therefore considered the application does not conform with policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), and, the South Gloucestershire Householder Design Guide (Adopted March 2021).
- 3.3 **Ref:** P20/12890/F. Approve with conditions, 12.10.2020.  
**Proposal:** Creation of new vehicular access.
- 3.4 **Ref:** P19/3620/F. Approve with conditions, 25.06.2019  
**Proposal:** Erection of single storey and two storey rear and two storey front extensions with associated works to provide additional living accommodation.
- 3.5 **Ref:** PK18/5175/F. Approve with conditions, 29.01.2019.  
**Proposal:** Erection of 2 No. dwellings, 2 No. detached garages and associated works.
- 3.6 **Ref:** PK18/1604/O. Approve with conditions, 22.08.2018.  
**Proposal:** Erection of 2no detached dwellings with garages (outline) with access, landscaping, layout and scale to be determined.

(The below relates to No.57 Court Farm Rd)

- 3.7 **Ref:** PK18/1785/RM. Approve with conditions, 14.06.2018.  
**Proposal:** Erection of 5no dwellings with appearance (approval of reserved matters to be read in conjunction with Outline planning permission PK17/4284/O).
- 3.8 **Ref:** PK17/4284/O. Approve with conditions, 20.12.2017.  
**Proposal:** Erection of 5no. dwellings (Outline) with access, landscaping, layout and scale to be determined, all other matters reserved.

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

- 4.1 Hanham Abbot Parish Council  
The Parish Council have objected on the grounds of over development and lack of amenity space.
- 4.2 Sustainable Transport Officer  
No objection but recommend that electric vehicle charging facilities are provided.
- 4.3 Local Residents  
One letter of objection has been received from a neighbour. Key points are as follows:
- Concerned the proposed works would create an overbearing impact upon the rear garden as well as reducing outlook when looking from rear facing windows.
  - The development would also provide opportunity for intervisibility between the applicant property and those situated towards the west, meaning privacy would be severely compromised.
  - Request a condition to provide tree planting as the West boundary planting has been removed.
- 4.4 [*Officer response to consultee comments*] The above representations have been noted with further consideration relating to amenity found in section 5 of this report.

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

- 5.1 Principle of Development  
The principle of development at this site has already been established under planning application P22/00482/F. Contextually, there has been no change in policy since this application with the proposed works therefore accepted in principle.
- 5.2 Design and Visual Amenity  
Policies CS1, PSP38 and the SGC Householder Design Guide seek to ensure that development proposals are of the highest possible standards of design in

which they respond to the context of their environment. This means that developments should demonstrate a clear understanding of both the site and local history to ensure the character, distinctiveness and amenity is well assessed and incorporated into design.

- 5.3 It is recognised that the works approved in 2019 represented a ‘bulkier’ and more unsympathetic appearance than what is currently proposed, and although P19/3620/F has now lapsed, albeit by a minor 3 months, it should form a material consideration in the assessment of design. With regard to this, the proposed first-floor rear extension features improved proportions as well as a smaller scale than both of the previous permissions (P22/00482/F refusal & P19/3620/F approval) as to retain some of the host property’s original character, such as the longer rear roof plane and thus creates a design that adequately integrates with the dwellinghouse. This demonstrates a clear improvement from not only the previous refusal, but also the previous approval, indicating the proposal is unlikely to result in harm that would represent a refusal. Therefore, no design objections are raised.
- 5.4 Residential Amenity  
With regard to residential amenity, policy PSP8 explains that development proposal will be permitted provided they do not create unacceptable living conditions for the host dwelling or result in the prejudice of residential amenities for neighbouring properties. These are outlined as follows (but are not restricted to): loss of privacy, overlooking, overbearing, loss of sunlight, and noise disturbance.
- 5.5 When considering the impact of the proposed development on the residential amenity of neighbouring residents, it is again recognised the works would have the strongest impact on No.3 and No.4 Sally Barn Close. Here, reference is made to comments of a local resident which state the development would have an overbearing effect on outdoor amenity space and reduce privacy, not least due to the removal of planting along the Western boundary.
- 5.6 the case officer has requested and reviewed photographs supplied from the applicant to A) confirm whether the Western boundary planting has been removed, and B) to help further inform what the potential impact could be upon neighbours to the West (No.3 and No.4 Sally barn Close). Although the case officer can sympathise with concerns raised by the local resident, the applicant has every right to remove planting that is not protected and within their ownership. So, whilst it is a shame to see the removal of vegetation in this area (as the previous report P22/00482/F had confirmed that due to the recent level of development, any planting would help to soften the visual impact), the main issue to assess is whether the introduction of a first-floor rear extension would cause amenity impacts as to warrant refusal.
- 5.7 Reference is drawn to the Householder Design Guide SPD which confirms that where a window of a primary living room e.g., sitting room or bedroom, faces onto the blank elevation of another building, a separation distance of 12 meters should be maintained, thus ensuring adequate levels of natural light remain. Here, it is recognised that if works were to be complete, then a separation distance of 16.8 meters between the rear building line of No.3 Sally barn Close

(the closest property to the applicant building) and the host would be achieved, indicating the likelihood of overbearing effect would be minor. Likewise, as the extension would not 'stretch' across the entire width of the rear garden of No.3 and would also be built on top of an existing catslide roof (which is of one-and-a-half storey extent), the physical presence of the development would not warrant refusal. However, it is again noted that the removal of planting is likely to increase the prominence of built form, to which the case officer does not consider it unjust to respect the request of the local resident to condition planting to take place along the Western Boundary as to help soften the works.

5.8 Other concerns relate to overlooking and loss of privacy, however the proposed first-floor side window would replace the existing which is also understood to serve a bathroom, suggesting it would not be inappropriate to apply a condition to ensure the use of frosted glass, thus protecting the privacy of both the host occupants and neighbouring residents. Likewise, the proposed first-floor rear window would achieve a separation distance in excess of 9 meters from window to joining boundary, indicating an overlooking relationship between properties would not be created to the point of refusal.

5.9 In light of all the issues discussed above, the case officer is satisfied the development proposal would not result in any unacceptable impacts and complies with policy PSP8 subject to conditions.

5.10 Transport

In terms of transport, policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number, with a property of the proposed size expected to provide 3no. on-site parking spaces. Submitted evidence confirms this requirement can be satisfied with the case officer therefore not raising any parking objections. However, it is noted at this juncture that a request for an electric charging point has been made from the sustainable transport officer. Although the submitted plans demonstrate such facilities have not been put forward, it is recognised this request follows guidance not yet adopted and may fail to comply with the 4<sup>th</sup> test applied to planning conditions as listed in Paragraph 56 of the NPPF, suggesting a refusal on this basis would be inappropriate.

5.11 Private Amenity Space

Policy PSP43 provides the Council's minimum standards for private amenity space which informs developments are expected to have access to private amenity space that is: of a sufficient size, functional 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.

5.12 The proposed dwelling would support 5no. bedrooms meaning a requirement of at least 70+ square metres of functional private amenity space is needed to satisfy the parameters of PSP43. The submitted evidence indicates that the plot could easily satisfy this requirement with an area of functional and useable space in excess of 130 square meters, suggesting comments of the Parish Council (lack of amenity space) can be adequately addressed. In light of this,

the development is found to be compliant with PSP43 and no private amenity space objections are raised.

#### 5.13 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.

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

### 6. CONCLUSION

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

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

### 7. RECOMMENDATION

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

### **CONDITIONS**

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

Reason

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

2. Prior to the use or occupation of the works hereby permitted, and at all times thereafter, the proposed first-floor side window (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 residential amenity of the neighbouring occupiers and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Places, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

3. Tree planting along the Western boundary that abuts the properties of No.2 and No.3 Sally Barn Close shall be undertaken in the first planting season following the construction of the development hereby approved.

Acceptable species for the landscaping area include but are not limited to; *Salix babylonica* (weeping willow), *Betula pendula* (silver birch) and *Taxus baccata* (yew).

Reason:

To ensure compliance with policy PSP8 of the South Gloucestershire Local Plan: Policies, Site and Places Plan (Adopted November 2017).

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

Existing Site Plan (AL(0)200)

Proposed Site Plan (AL(0)210)

Existing Elevations and Plans (AL(0)100)

Proposed Elevations and Plans (AL(0)110)

Reason:

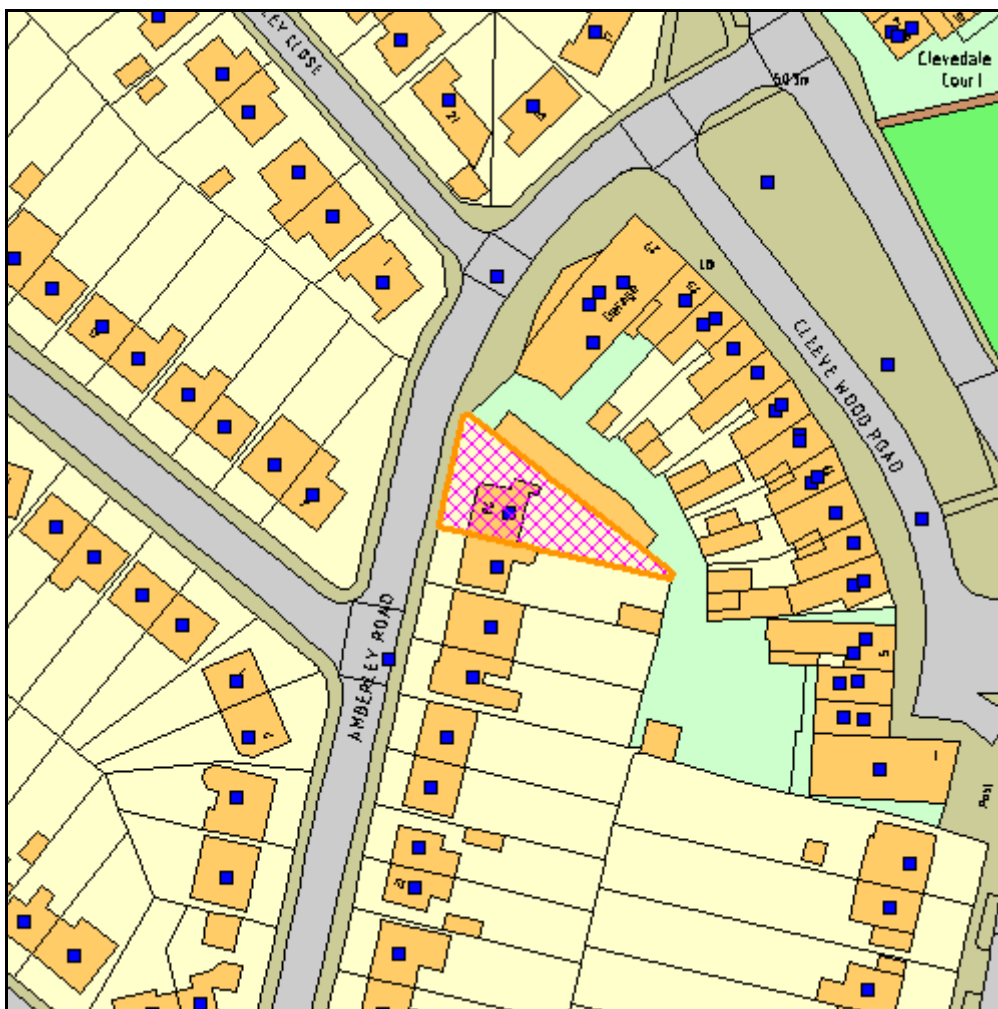
To define the terms and extent of the permission.

**Case Officer: Ben France**

**Authorising Officer: Marie Bath**

**CIRCULATED SCHEDULE NO. 42/22 -21st October 2022**

<b>App No.:</b>	P22/05659/HH	<b>Applicant:</b>	Suzanne D'Arcy
<b>Site:</b>	26 Amberley Road Downend South Gloucestershire BS16 2RP	<b>Date Reg:</b>	26th September 2022
<b>Proposal:</b>	Erection of single storey rear and side extension to provide additional living accommodation.	<b>Parish:</b>	Downend And Bromley Heath Parish Council
<b>Map Ref:</b>	364608 177266	<b>Ward:</b>	Frenchay And Downend
<b>Application Category:</b>	Householder	<b>Target Date:</b>	21st November 2022



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P22/05659/HH

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

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

This application appears on the Circulated Schedule in accordance with the constitution as the applicant is a member of staff.

## **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the erection of a single storey side and rear extension to provide additional living accommodation. The extension would necessitate the removal of the existing garage.
- 1.2 The application site is situated within the wider settlement boundary of Downend and comprises a moderate size plot. The dominant feature within the site is a two-storey semi-detached dwellinghouse. The existing property has recently been extended through the addition of a dormer window (constructed under permitted development rights)

## **2. POLICY CONTEXT**

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

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

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

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

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

## **3. RELEVANT PLANNING HISTORY**

- 3.1 None relevant



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

- 4.1 Downend and Bromley Heath Parish Council  
No objection
- 4.2 Local Residents  
None received

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

##### 5.1 Principle of Development

The application site is situated within the north fringe of Bristol's urban area is currently utilised as a C3 dwellinghouse. The proposed development would extend the area of living accommodation within the property at the expense of the attached garage and a 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 Design and Visual Amenity

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

- 5.3 The proposed extension will wrap around the side and rear of the existing dwelling. It will project from the side of the main 2 storey element of the dwelling by 2.9, and project a similar distance into the rear garden. The extension will have a flat roof with two lantern roof lights over the rear living space. The purpose of the extension is to create a large, modern open plan living space at ground floor.

- 5.4 Whilst flat roofed extensions are not normally encouraged, there are a wide variety of extensions in the immediate street scene. The proposed extension is an appropriate modern design approach and uses materials that are sympathetic to the existing dwelling and wider street scene. The proposed development appears subservient to the host dwelling, maintaining the properties architectural integrity, balance of the pair and character of the area. As such, the proposal is deemed to comply with policies CS1 and PSP38.

##### 5.5 Residential Amenity

Policy PSP8 of the Polices, 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.

- 5.6 The property that stands to be most affected by the proposed extension is No. 24 (attached). However, because of the restricted depth of the extension, the impact on this property is deemed to be acceptable. There is no concern that the extension will have any detrimental impact on the MOT station to the North.
- 5.7 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. Although the proposed development builds on existing curtilage, the remaining private external amenity space would continue to be in excess of the Council's design standards, complying with policy PSP43.
- 5.8 Transport (Access and Parking)  
Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. The proposed works would serve to provide additional living accommodation within the property, but would not increase the provision of bedrooms.
- 5.9 The existing garage will be lost to make way for the proposed extension. However, the existing garage is too small to qualify as a parking space according to modern standards. Whilst the amount of parking at the property is limited, the extension will not exacerbate the existing situation. As such, the existing parking and transportation provision for the application site is unaffected by the proposal.
- 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 **APPROVED** subject to conditions.

### **CONDITIONS**

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

Reason

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

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

All received by the Council on 24th September 2022:

Site Location Plan

Block Plan

Existing Front Elevation

Existing Ground Floor Plan

Existing Rear Elevation

Existing Roof Plan

Existing Side Elevation 1

Existing Side Elevation 2

Proposed Front Elevation

Proposed Side Elevation 1

Proposed Side Elevation 2

Proposed Ground Floor Plan

Reason

To define and clarify the permission.

**Case Officer: Marie Bath**

**Authorising Officer: Helen Ainsley**