

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: 34/22

Date to Members: 25/08/2022

Member's Deadline: 01/09/2022 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

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

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

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE 25 August 2022

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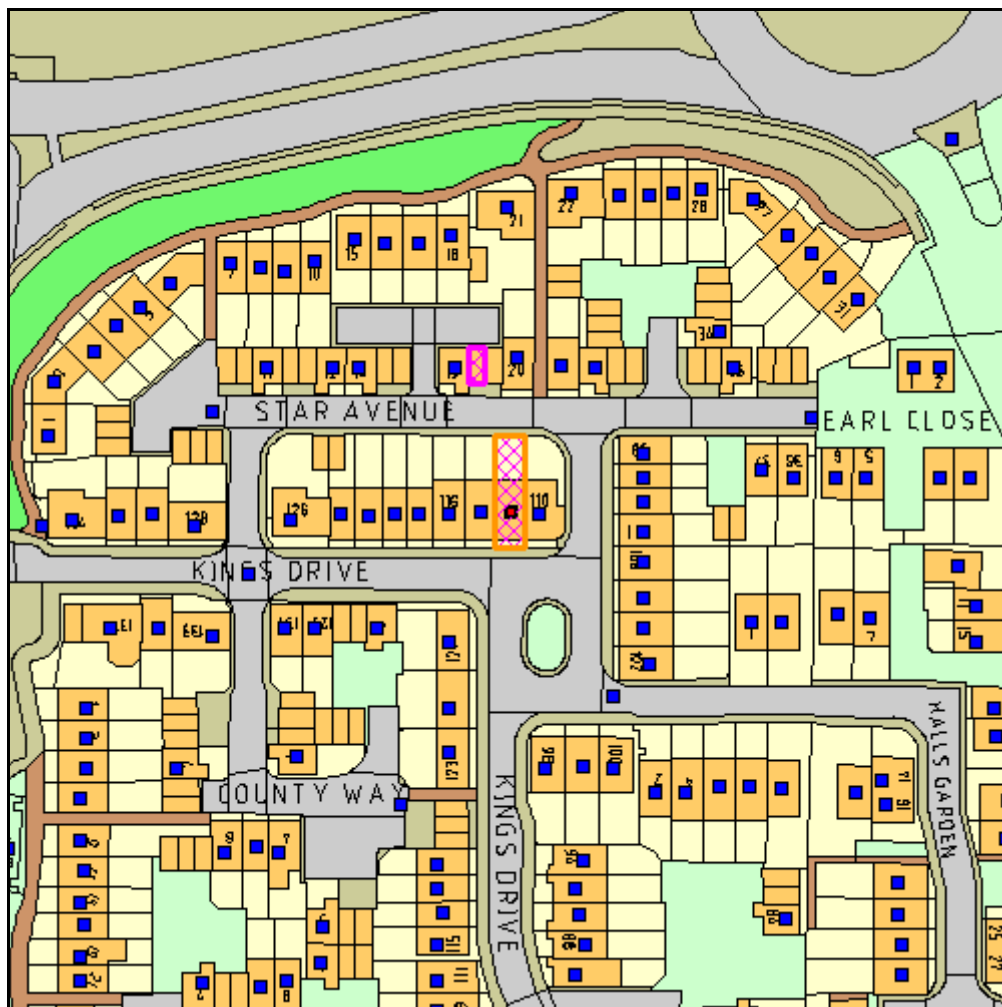
ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P22/02657/F	Approve with Conditions	112 Kings Drive Stoke Gifford South Gloucestershire BS34 8RQ	Stoke Gifford	Stoke Gifford Parish Council
2	P22/02859/F	Approve with Conditions	Rear Of 23 Downend Road Kingswood South Gloucestershire BS15 1RT	Kingswood	
3	P22/03090/HH	Approve with Conditions	The Old Rectory Siston Lane Siston South Gloucestershire BS16 9LR	Boyd Valley	Siston Parish Council
4	P22/03091/LB	Approve with Conditions	The Old Rectory Siston Lane Siston South Gloucestershire BS16 9LR	Boyd Valley	Siston Parish Council

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
34	Tuesday 23 August 22 5pm	Wednesday 24 August 2022 9am	Thursday 1 September 2022	2 September 2022

[Dates and officer deadlines for Circulated Schedule August Bank Holidays 2022](#)

CIRCULATED SCHEDULE NO. 34/22 -25th August 2022

App No.:	P22/02657/F	Applicant:	Pasha Wealth Ltd
Site:	112 Kings Drive Stoke Gifford South Gloucestershire BS34 8RQ	Date Reg:	25th May 2022
Proposal:	Change of use from dwelling (Class C3) to a House in Multiple Occupation (HMO) for up to 7 persons (Sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) (Resubmission of P21/08036/F).	Parish:	Stoke Gifford Parish Council
Map Ref:	363245 179844	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	19th July 2022



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P22/02657/F

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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following the receipt of an objection from Stoke Gifford Parish Council and more than 3 objections from local residents, contrary to the officer recommendation made below.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning for the change of use from dwelling (Class C3) to a House in Multiple Occupation (HMO) for up to 7 persons (Sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)
- 1.2 The application site is a mid-terrace three storey property located within the existing urban area of Stoke Gifford.
- 1.3 The application has been amended since submission with a parking survey. A full re-consultation has been carried out.
- 1.4 This application is a resubmission of application P21/08036/F, which was refused due to an under provision of parking on site.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS25	Communities of the North Fringe of Bristol Urban Area

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

PSP1	Local Distinctiveness
PSP8	Residential Development
PSP11	Transport

PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (Adopted) 2007
 Residential Parking Standards SPD (Adopted) 2013
 Waste Collection: Guidance for new developments SPD (Adopted) 2015
 Houses in Multiple Occupation SPD (Adopted) 2021
 Parking Survey (Adopted 2022)

3. **RELEVANT PLANNING HISTORY**

- 3.1 P21/08036/F - Change of use from dwelling (class C3) to a house in multiple occupation for up to 7 persons (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). – Refused 07.02.2022:

The proposed development will provide 3 no. parking spaces, (one of which is associated with and for the use of another property), when the parking standard requires 4 no. spaces. The proposed development therefore while increasing the demand for parking, provides insufficient parking provision for the needs of future occupiers to the detriment of wider highway safety and the residential amenity of neighbouring occupiers contrary to Policy CS8 of the South Gloucestershire Local Plan Core Strategy 2013 and Policies PSP16 and PSP39 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

4. **CONSULTATION RESPONSES**

- 4.1 Stoke Gifford Parish Council - *Objection - Stoke Gifford Parish Council object to this application, on the same grounds of the previous application. PSP16 & PSP39. Insufficient car parking (needs 4 spaces, only 3 shown, of which 1 is another dwelling, so only 2 of 4), also doesn't provide required storage for 7 cycles. Vehicular access to 2 spaces in existing rear garden will cause unacceptable road movement/safety issues and will also reduce garden amenity space and potentially impact neighbours amenity. Concern about waste storage & management.*
- 4.2 Transport – No objection subject to conditions relating to electric vehicle parking and cycle storage.

Other Representations

- 4.3 Local Residents

6 objection comments have been received, summarised as:

- Property designed as a family home
- Issues with existing tenants

- Noise pollution
- Rubbish concerns
- Existing difficulties with parking
- Difficulty with access for emergency vehicles
- Photos submitted not accurate
- Double yellow lines planned in area
- Other properties may be turned into HMOs
- Property not of sufficient size to accommodate 7 residents
- Previous application refused
- Insurance premiums high
- 14 people could live in property
- Proposal would increase crime and violence
- Area overpopulated
- Issues with bin collection
- Lack of consideration for residents
- Abandoned cars in streets

5. **ANALYSIS OF PROPOSAL**

Principle of Development

- 5.1 Policy PSP39 within the adopted Policies, Sites and Places Plan (2017) states that where planning permission for an HMO is required, this will be acceptable, provided that this will not prejudice the amenity of neighbours. Supporting text states that the term “neighbours” should be taken to mean properties adjacent to, and surrounding, the application site which have a reasonable potential to be directly affected by harmful impacts arising from the proposal(s).
- 5.2 In addition, Policy PSP8 maintains that development proposals will only be acceptable provided that they do not ‘have unacceptable impacts on residential amenity of occupiers of the development or of nearby properties’. Unacceptable impacts could result from noise or disturbance, amongst other factors, which could arise from HMOs functioning less like traditional single households on a day-to-day basis.
- 5.3 Prejudicing the amenity of neighbours can arise at a localised level when developments of such HMO uses are inappropriately located, or become concentrated, particularly at an individual street level.
- 5.4 The Houses in Multiple Occupation Supplementary Planning Document (SPD) (Adopted) 2021 has been produced for change of use applications for proposals from C3 to large HMOs. The SPD provides a way of using available data (licensed HMOs) to provide tangible and substantiated evidence regarding the concentration of HMOs and overall housing mix within the locality of the proposal.
- 5.5 Additional Explanatory Guidance 1 sets out that the following factors should be taken into account when determining if the proposal would prejudice the amenity of adjacent neighbours:
- Whether any dwelling house would be ‘sandwiched’ between two licensed HMOS, or,

- Result in three or more adjacent licensed HMO properties.
- 5.6 In the case of the current application site 112 Kings Drive, the proposal would not result in a residential property being sandwiched between two HMO's, or result in three or more adjacent licensed HMO properties.
- 5.7 As set out in Policy CS17, providing a wide variety of housing type and sizes to accommodate a range of different households, will be essential to supporting mixed communities in all localities. Sub-division of existing dwellings and non-residential properties to form flats or HMOs can make a valuable contribution suitable for smaller households and single people as part of these mixed communities.
- 5.8 Policy CS17 does not define what is meant by 'mixed communities' in all localities. Instead, it acknowledges that implementation of this policy, and PSP39, will be made on a case basis through the development management process. Therefore, the HMO SPD aims to acknowledge that some intensification, if carried out sensitively, and where it would not adversely affect the character of an area, can contribute to the local mix and affordability of housing, viability of local services, vitality of local areas and contribute to the Council's housing delivery targets.
- 5.9 As there are localities which are already experiencing concentrations of HMOs, the SPD requires consideration of existing localities that are already experiencing levels of HMOs which harm the ability to support mixed communities and preventing impact on character and amenities, and applications which would result in a level of HMOs that could contribute towards harmful impacts.
- 5.10 Additional Explanatory Guidance 2 sets out that the following factors should be taken into account when determining if the proposal would contribute to harmful impacts in respect of a mixed community and the character and amenity of an area:
 - An additional HMO in localities where licensed HMO properties already represent more than 10% of households, or,
 - More than 20% of households within a 100m radius of the application property.
- 5.11 For the purposes of this assessment, a 'locality' is defined by a statistical boundary known as a Census Output Area.
- 5.12 In the case of 112 Kings Drive, HMO properties currently represent 4% of households within the COA. Within 100m radius there are 132 properties, 6 of which are HMOS's thereby achieving a 4.5% concentration of licensed HMOs within this radius.
- 5.13 The principle of a change of use to an HMO is therefore considered to comply with policies PSP39, PSP8 and CS17 and the SPD.

Design and visual amenity

- 5.14 No alterations are proposed to the exterior of the building, as such the proposals will not impact upon the visual amenity of the area.

Residential amenity

- 5.15 With regards to the amenity of future occupiers, plans indicate the proposed property would have a kitchen/diner, WC and one bedroom on the ground floor. The first floor would have 4 bedrooms and one bathroom. The second floor would have two bedrooms and one bathroom. It is the responsibility of the landlord to ensure the rooms accord with internal national space standards for future occupiers (part of the licence process).
- 5.16 Policy PSP43 sets out minimum standards for private amenity space, however there is no set standard for HMOs. Using this policy as a reference, a 1no. bed flat should have access to a minimum for 5m² amenity space. Using this standard, 7 x 1bed. flats would require 35m² amenity space. The property has a very limited area of amenity space, around 11m², due to the car parking at the rear. It should however be noted that the rear area is already laid to parking, and there is no other land available to the property where an amenity area could be provided. The existing property as a 5 bed dwelling would normally be expected to provide 70m² space so there is already an under provision on site. The granting of this approval would therefore cause no additional harm over and above the existing situation.

Transport

- 5.17 Policy PSP39 considers the conversion or sub-division of existing residential properties into smaller units of self-contained residential accommodation specifically with regard to this form of development the policy states:

Where planning permission is required for Houses in Multiple Occupation (HMOs) these will be acceptable provided that they would among other criteriaprovide parking in accordance with the Council's parking standards.

- 5.18 With regard to the above, Policy PSP16 states *"where planning permission is required for a House in Multiple Occupation (HMO), the minimum number of 0.5 car parking spaces, (rounded up to the nearest whole number of spaces), per bedroom should be provided"*.
- 5.19 The purpose of the policy is to ensure that car ownership levels can be accommodated and do not result in indiscriminate parking that may harm the urban environment and create highway safety and accessibility concerns.
- 5.20 In this case therefore there is a requirement for four parking spaces to be provided. In addition secure cycle parking is required at a rate of one space per occupant.

- 5.21 The applicant has confirmed the provision of three car parking spaces and a cycle store. The store and parking spaces are shown outside No.12 and rather unusually a third space is shown with the garage of a nearby property at No.20 Star Avenue.
- 5.22 Further investigation has shown that the internal dimensions of the garage are 2.5m by 5.4m. As per PSP16, a garage can only count towards the parking standards if it meets the minimum internal dimensions of 3m by 6m. Therefore only the two spaces in the rear garden can be considered as parking spaces.
- 5.23 There is therefore an under provision of off-street parking of two spaces.
- 5.24 A Parking Survey, carried out by NDC, was submitted in July. The Parking Survey meets the standards set out in the Parking Survey TAN (2022).
- 5.25 The Parking Survey, carried out on Saturday 9th July and Tuesday 12th July, found significant spare capacity of on-street parking within a reasonable walking distance of the property. The parking is based on theoretical availability, and does note that parking may not be practical in some narrower streets; however at over 100 spaces available at each time then it is likely that on-street parking would be available to future occupiers without causing significant harm to highway safety.
- 5.26 7 cycle spaces are to be provided. The cycle parking indicated within the rear garden is unlikely to be able to accommodate this, however the garage not included as a parking space could be used to accommodate this. One Electric Vehicle Charging Point should also be installed. Subject to these requirements, there is no transportation objection.

Consideration of likely impact on Equalities

- 5.27 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities. Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers. The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

6. CONCLUSION

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

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

7. **RECOMMENDATION**

7.1 That planning permission be granted.

ADDITIONAL CONDITIONS

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

Reason

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

2. Prior to first occupation 7no. covered and secure cycle parking spaces and 1no. Electric Vehicle Charging Point shall be provided, and remain in perpetuity.

Reason:

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

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

09 May 2022	BLOCK PLAN PROPOSED-PARKING
09 May 2022	EXISTING FLOOR PLANS
09 May 2022	PROPOSED BLOCK PLAN
09 May 2022	PROPOSED FLOOR PLANS

Reason:

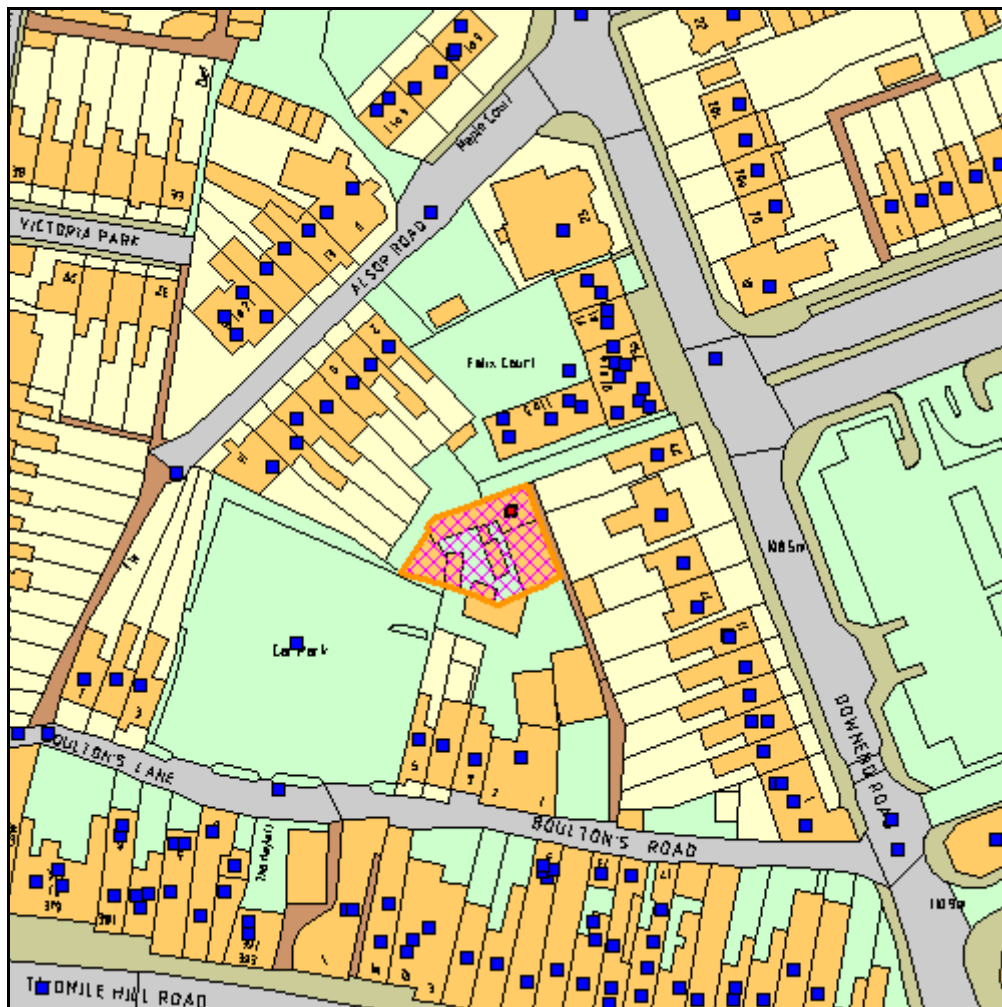
To define the terms and extent of the permission.

Case Officer: Rae Mepham

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 34/22 -25th August 2022

App No.:	P22/02859/F	Applicant:	Rokform Group Ltd
Site:	Rear Of 23 Downend Road Kingswood South Gloucestershire BS15 1RT	Date Reg:	4th July 2022
Proposal:	Alteration to roofline and external alterations to include installation of doors, windows and bike stores to form 5 no. flats with associated works.	Parish:	
Map Ref:	364604 173987	Ward:	Kingswood
Application Category:	Minor	Target Date:	25th August 2022



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P22/02859/F

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

Reason for Referring to the Circulated Schedule

This application has been referred to the Circulated Schedule following the receipt of objections from more than 3no. local residents.

1. THE PROPOSAL

1.1 The application relates to the old bakery building (Use Class E (g)iii) located to the rear of 23 Downend Road, Kingswood. Prior approval P22/00722/PNOR was recently granted for the conversion of the building to 5no. residential dwellings (Use Class C3).

1.2 This current application seeks permission for some external works to the building to facilitate the approved change of use. The works comprise the insertion of windows and doors, as well as an alteration to the roof.

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 Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP20 Flood Risk, Surface Water and Watercourse Management
PSP21 Environmental Pollution and Impacts
PSP38 Development within Existing Residential Curtilages, including extensions and new dwellings
PSP43 Private Amenity Space Standards

2.3 South Gloucestershire Supplementary Planning Documents

Residential Parking Standards SPD (Adopted) December 2013
Design Checklist SPD (Adopted) 2007
Waste Collection: Guidance for New Development SPD (Adopted) January
2015

3. RELEVANT PLANNING HISTORY

- 3.1 P22/00722/PNOR - Prior notification of a change of use from commercial (Class E(giii)) to 5no. residential dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
Approved 23rd April 2022

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Not a parished area.

4.2 Other Consultees

Transportation D.M.

No objection to this application subject to the previous condition to include the provision of secure and under cover cycle parking on site.

Highway Structures

No response

Lead Local Flood Authority

No objection.

Other Representations

4.3 Local Residents

4no. local residents have objected. The concerns raised are summarised as follows:

- Doors will open onto private land.
- There are no pedestrian pavements serving the building.
- Loss of privacy due to overlooking of gardens to dwellings in Alsop Rd. from first floor windows.
- Right of access will be affected.
- Possible fly tipping.
- Will result in damage to the surface of the access lane.
- Loss of tree.
- The alleyway is not wide enough.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The acceptance in principle of the conversion of this building to 5no. flats has already been established with the grant of P22/00722/PNOR.

- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.3 Furthermore, The South Gloucestershire Local Plan Core Strategy adopted (Dec 2013) Policy CS4 replicates the NPPF in enforcing the presumption in favour of sustainable development. In accordance with the NPPF para. 38, Core Strategy Policy CS4A states that; when considering proposals for sustainable development, the Council will take a positive approach and will work pro-actively with applicants to find solutions so that sustainable development can be approved wherever possible.
- 5.4 Chapter 9 of the NPPF promotes sustainable transport and states that development should only be prevented on transport grounds where the residual cumulative impacts of development are 'severe'.
- 5.5 It is noted that the NPPF puts considerable emphasis on delivering sustainable development and not acting as an impediment to sustainable growth, whilst also seeking to ensure a high quality of design and good standard of amenity for all existing and future occupants of land and buildings.
- 5.6 Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) Dec 2013 seeks to secure good quality designs that are compatible with the character of the site and locality.

Design Issues

- 5.7 The proposed works are relatively minor in scale but would improve the appearance of what is otherwise a building of utilitarian character. The raising of part of the roof ridge is required to provide sufficient head room. The ridge to the main part of the building would now have a uniform height which would enhance the appearance of the building. The proposed works would integrate well within the character of the area.

Impact on Residential Amenity

- 5.8 Some concerns have been raised about loss of privacy for occupants of dwellings in Alsop Rd. due to overlooking from proposed windows and doors.
- 5.9 It is noted however that the rear gardens of houses in Alsop Rd. to the north-west of the site, are enclosed by high boundary treatments and therefore not readily visible from the ground floor windows and doors of the application building. At first floor level, the proposed new windows are actually proposed for the south-western elevation and would not therefore overlook the gardens of houses in Alsop Rd.
- 5.10 There would be one bedroom window serving the proposed first floor flat that would face north-west but it is noted that this window has historically served an office in the Old Bakery, so a level of overlooking already occurs. The Case Officer noted during his site visit that all first floor windows serving 1-5 Felix Court and the rear extensions to nos. 4 & 6 Alsop Road, were obscurely glazed; the first floor rear extension to no.2 Alsop Rd. is blank.

- 5.11 Some overlooking of neighbouring gardens from first floor windows is only to be expected in high density urban locations such as this. Given the location, angle and distance of the first floor window in the north-west elevation, together with the fact that it is an existing window; the impact on neighbouring residential amenity is considered to be acceptable.

Transportation Issues

- 5.12 The transportation issues were considered under P22/00722/PNOR. The transportation officer concluded the following:

“This is a brownfield site with an existing building that was historically used as a commercial unit. The existing footprint of the building will not be changed as a result of this application. There are no existing car parking spaces on site, and the applicant is not proposing to provide any off-street car parking for the new use.

Existing access by foot and cycle is onto Downend Road via a single track access varying in width from 2.7m to 3m wide. This width does not allow any vehicle to pass any other user on the access, though vehicle use of the land is limited.

The site lies in a highly sustainable location with all likely needs of residents being able to be met within a short level walk of the site with a diverse range of retail, services, leisure and employment opportunities within Kingswood. There is good access to public transport facilities with bus stops being located a short walking distance on Downend Road and Regent Street in Kingswood.

The application is accompanied by a Transport Statement (TS). Information within the TS includes a comprehensive traffic and parking assessment of the existing commercial use of the building, and makes a comparison with the impact of the proposed residential use. The Transport Officer has agreed with the conclusion of the report, in that the proposed development will have little or no impact on the operation of the adjoining highway networks, and will offer some improvement in terms of provision of cycle parking on site.

Taking the above into account, it is not considered that a refusal on transportation or highways grounds could be substantiated, subject to a condition requiring the provision of cycle parking.”

- 5.13 Given the nature of the works now proposed, the transportation officer has no objection subject to the previous condition to include the provision of secure and under cover cycle parking on site being carried over.

Landscape and Tree Issues

- 5.14 Other than a large Leylandii Tree located close to the western extremity of the building, there are no landscape features of note. There are no proposals to remove the tree.

Ecology Issues

- 5.15 As requested under P22/00722/PNOR, a Preliminary Bat Roost Assessment has been carried out which concluded that the building provides negligible

value to roosting bats and that no further surveys are required. The PEA also concluded that no habitats of value to foraging and commuting bats will be removed to facilitate the development. Furthermore, the proposed development will not result in any significant increases in artificial light pollution. No impacts to foraging and commuting bats are anticipated as a result of the proposed development. There would also be no impacts on nesting birds.

- 5.16 The PEA has recommended some biodiversity enhancements through the installation of bat boxes and bird boxes; these can be secured by condition.

Environmental Issues

- 5.17 These matters were also considered under P22/00722/PNOR. The site is located in Flood Zone 1 and is therefore an area at the lowest risk of flooding. The surrounding area is predominately residential, therefore the principle of the residential use is compatible with existing neighbouring uses and it is considered that there are no negative noise impacts from commercial premises.

- 5.18 At the time of P22/00722/PNOR the Contaminated Land officer raised concerns about the gardens being contaminated, given the previous industrial uses of the site – a suitable condition was recommended. The case officer for the application noted in her report that as the gardens had been removed from the plans as a result of the limitations of the relevant part of the GPDO, the condition was no longer necessary. The applicant was however made aware that the condition may be required for any subsequent application. The condition will therefore be imposed in the event of this current planning application being approved.

Other Matters

- 5.19 Having regard to the concerns raised by local residents', it is noted that the red edge shown on the Location and Block Plans, which defines the development site, encloses only the building itself and the gardens within, it does not encroach on the land which is not in the applicant's ownership i.e. the access lane to the north and path to the east. As such it is noted that on the plans submitted with this application, the doors all open inwards and not onto the land outside the site.
- 5.20 No fly tipping was observed during the Case Officer's site visit. Given that the building would be converted to 5no. flats, the level of passive surveillance of the areas around the building would significantly increase, thus reducing the likelihood of fly tipping.
- 5.21 The planning system does not resolve disputes of land ownership or access rights. These are legal matters falling under different legislation, to be resolved between the respective parties. The suitability of the access lane has been commented on by the Transportation Officer.
- 5.22 It would seem reasonable to assume that the Old Bakery had access rights over the lane, it is inconceivable how it could have functioned as a business otherwise. Presumably those access rights are still in place for future occupiers but that is not a matter for the LPA to resolve.

5.23 Much the same can be said for the maintenance responsibilities regarding the access track itself.

5.24 Consideration of likely impact on Equalities

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

5.25 With regards to the above, this planning application is considered to have a neutral impact on equality. Equalities have been given due consideration in the application of planning policy as discussed in this report.

CIL

5.26 The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. CIL charging commenced on 1st August 2015 and this development would be subject to CIL.

Planning Balance

5.27 The proposed works are required to facilitate the permitted change of use of the building to 5no. flats, the acceptance in principle of which was previously established under P22/00722/PNOR. The works are relatively minor and have little or no adverse impact on neighbouring occupiers. The proposal utilises a brownfield site in a highly sustainable location and makes a positive contribution to the open market housing stock in the locality.

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 planning 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 planning permission be GRANTED 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 first occupation of the building, undercover and secure cycle parking shall be provided as per the submitted and approved Ground Floor Plan Drawing No. SH/BRO/311021-JM received 30th June 2022 and shall be maintained satisfactorily thereafter.

Reason:

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

3. The proposals relate to the creation of dwellings with private gardens on a formerly industrial/commercial site. The creation of private garden spaces gives rise to the potential for a contaminant linkage. In order to ensure that the site is suitable for its proposed use and in accordance with the National Planning Policy Framework, the following conditions are recommended. The scale and nature of any site investigations undertaken should be commensurate with the proposed future use of the site and may not need to be onerous depending on the outcome of the desk study.

A) Desk Study - Previous historic uses(s) of the site may have given rise to contamination. Prior to the first occupation of the dwellings an assessment of the risks posed by any contamination shall be carried out and submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175 Investigation of potentially contaminated sites and the Environment Agency's guidance - Land Contamination Risk Management (LCRM)*, and shall assess any contamination on the site, whether or not it originates on the site.

B) Intrusive Investigation/Remediation Strategy - Where following the risk assessment referred to in (A), land affected by contamination is found which could pose unacceptable risks, no development shall take place until detailed site investigations of the areas affected have been carried out. The investigation shall include surveys/sampling and/or monitoring, to identify the extent, scale and nature of contamination. A report shall be submitted for the written approval of the local planning authority

and include a conceptual model of the potential risks to human health; property/buildings and service pipes; adjoining land; ground waters and surface waters; and ecological systems.

Where unacceptable risks are identified, the report submitted shall include an appraisal of available remediation options; the proposed remediation objectives or criteria and identification of the preferred remediation option(s). The programme of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed.

The approved remediation scheme shall be carried out before the development (or relevant phase of development) is occupied.

C) Verification Report - Prior to first occupation, where works have been required to mitigate contaminants (under condition B) a report providing details of the verification undertaken, demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

D) Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason

To ensure that adequate measures have been taken to mitigate against possible ground contamination and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 and Policy PSP21 of The South Gloucestershire Local Plan Policies Sites and Places Plan (Adopted) 8th Nov. 2017.

4. The hours of working on site during the period of construction, shall be restricted to 07.30hrs to 18.00hrs Mon to Fri; and 08.00hrs to 13.00hrs Sat, 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 neighbouring occupiers and to accord with Policies PSP8 and PSP21 of The Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and the requirements of the NPPF.

5. Prior to the first occupation of the building, the biodiversity enhancements outlined on pages 18 and 19 of the submitted Preliminary Roost Assessment by arbtech 27th May 2022, shall be implemented in full.

Reason

In the interests of protected species and the biodiversity of the location, to accord with Policy PSP19 of The South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) Nov. 2017 and Policy CS9 of The South Gloucestershire Local Plan Core Strategy (Adopted) Dec. 2013.

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

Existing Elevation Plans Drawing No. SH/BRO/311021-JM received 20th May 2022

Existing First Floor Plan Drawing No. SH/BRO/311021-JM received 20th May 2022
Existing Ground Floor Plan Drawing No. SH/BRO/311021-JM received 20th May 2022
Location Plan received 20th May 2022

Proposed Block Plan Drawing No. SH/BRO/311021-JM received 30th June 2022
Proposed Elevation Plans Drawing No. SH/BRO/311021-JM received 30th June 2022
Proposed First Floor Plan Drawing No. SH/BRO/311021-JM received 30th June 2022
Proposed Ground Floor Plan Drawing No. SH/BRO/311021-JM received 30th June 2022

Reason

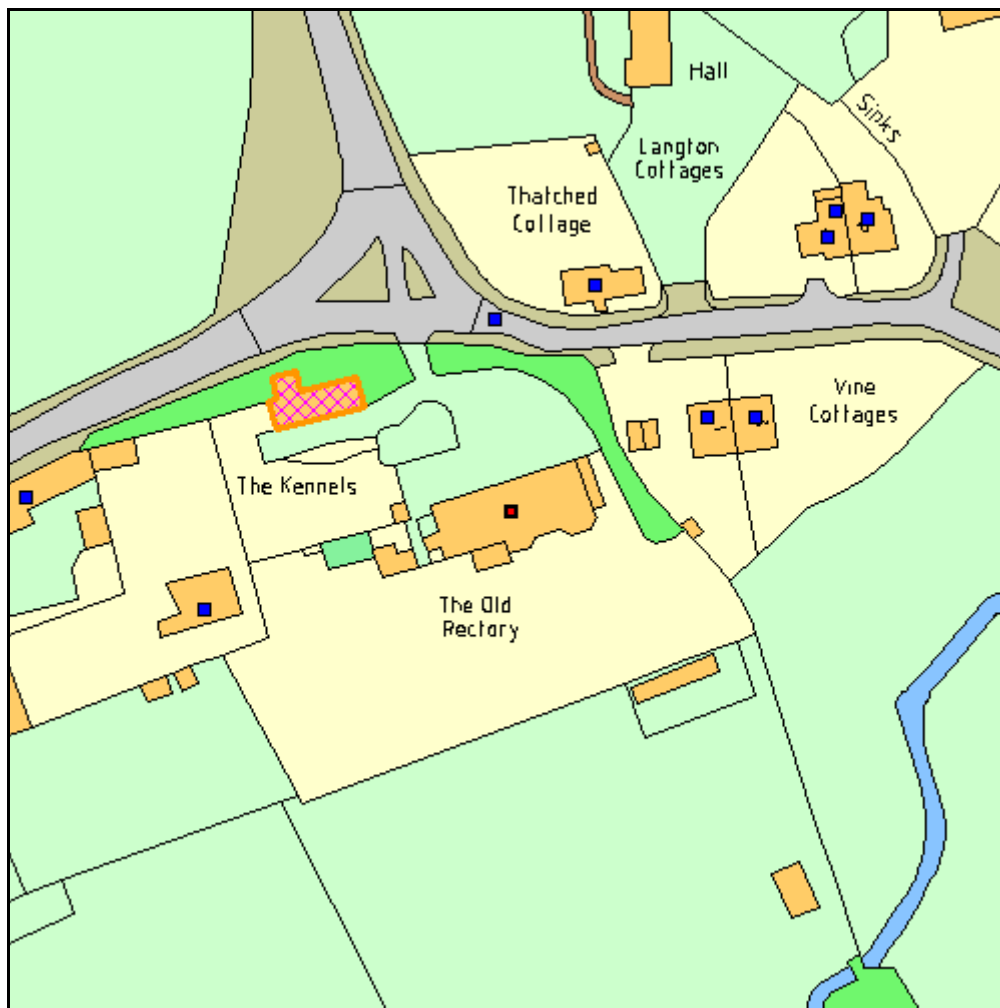
To define the terms and extent of the permission.

Case Officer: Roger Hemming

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 34/22 -25th August 2022

App No.:	P22/03090/HH	Applicant:	Mr Charlie Morgan
Site:	The Old Rectory Siston Lane Siston South Gloucestershire BS16 9LR	Date Reg:	15th June 2022
Proposal:	Conversion of coach house into ancillary annexe.	Parish:	Siston Parish Council
Map Ref:	368865 175112	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	9th August 2022



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 100023410, 2008. **N.T.S.** **P22/03090/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 Siston Parish Council objecting to the proposal, contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the conversion of existing coach house into an ancillary annexe.
- 1.2 The application site is a detached dwelling with coach house sited within its residential curtilage and is located at the property known as The Old Rectory, Siston Lane within the area of Siston.
- 1.3 The property is washed over by the Bristol/Bath green belt and is within the designated Siston conservation area. These designations have been given consideration within the officer's report for this planning application.
- 1.4 The dwelling itself is a Grade II listed building with the coach house considered to be curtilage listed due to its ancillary use to the main building. An application for works to a listed building is running concurrently alongside this application under application reference P22/03091/LB for internal and external works to include removal of existing external staircase; partial demolition of 2 no. walls to form internal door openings at first floor level; installation of additional first floor area to form new bathroom and 3 no. rooflights to facilitate conversion of building into ancillary annexe.
- 1.5 Throughout the course of the application process, revised plans were submitted in response to comments received from the listed building officer and ecology officer. The amended plans were submitted and accepted by the Council and a re-consultation carried out for 14 days to the relevant consultees.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Practice Guidance
Planning (Listed Buildings and Conservation Areas) Act 1990
- 2.2 Development Plans
South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
PSP2	Landscape
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS9	Managing the Environment and Heritage

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP18	Statutory Wildlife Protection
PSP19	Wider Biodiversity
PSP38	Development within Existing Residential Curtilages
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Development in the Green Belt SPD (Adopted) June 2007

Residential Parking Standard SPD (Adopted) December 2013

Technical Advice Note: Assessing Residential Amenity (June 2016)

Householder Design Guide SPD (Adopted) March 2021

Annexes and Residential Outbuildings SPD (Adopted October 2021)

3. RELEVANT PLANNING HISTORY

3.1 **PK12/0043/F & PK12/0044/LB (Approved – 08 March 2012)**

Internal and external alterations to facilitate the erection of single storey side extension to provide additional living accommodation. External alterations to facilitate the re-positioning of oil tanks to include re-instatement of steps, lowering of external wall and erection of close boarded enclosure. (Amendment to previously approved scheme PK11/2954/LB)

3.2 **PK11/2956/LB (Approved – 01 November 2011)**

External alterations to insert 2 no. doors on south elevation of coach house

3.3 **PK11/2954/LB (Approved – 09 November 2011)**

Internal and external alterations to facilitate the erection of single storey side extension to provide additional living accommodation. External alterations to facilitate the re-positioning of oil tanks to include re-instatement of steps, lowering of external wall and erection of close boarded enclosure. (Resubmission of PK11/2142/LB)

3.4 **PK11/2140/F & PK11/2142/LB (Refused – 06 September 2011)**

Internal and external alterations to facilitate the erection of single storey side extension to provide additional living accommodation. External alterations to facilitate the re-positioning of oil tanks to include re-

instatement of steps, lowering of external wall and erection of close boarded enclosure

- 3.5 **PK08/3007/F & PK08/3008/LB (Approved – 05 January 2009)**
Erection of 1.6m high natural stone wall and 2.2m high stone piers to existing parking and turning areas
- 3.6 **PK07/2999/LB (Approved – 27 November 2007)**
Internal and external alterations to former coach house to facilitate the conversion to staff residential accommodation ancillary to the main dwelling
- 3.7 **P99/4391/L (Approved – 28 June 1999)**
Removal of existing side window, partial demolition of wall and insertion of new side external door. Removal of existing front door and side window and replacement with new window

4. CONSULTATION RESPONSES

First Consultation

- 4.1 Siston Parish Council
Siston Parish Council objects to this development; changing use of this Coach House into a dwelling would be an inappropriate form of development in the green belt.
- 4.2 Listed Building & Conservation Officer
As noted above, the coach house can be considered to be an historic and interesting structure which helps also reflect the status of the building.

The north facing (or public) elevation is largely blank, as while there are 3no. limited openings in this elevation, the public view is derived by the upper section of the rear stone elevation and the rear, uninterrupted roof plane. The primary elevation is clearly the south facing elevation as along with the functional requirements that this elevation served, it also means that the coach house also looks back towards the façade of the Rectory and so there is direct inter-visibility between the two.

Although the internal spaces are now used for storage, the rear south facing elevation has retained its distinctive openings and subsequently its historic character, as the openings (the larger cart entrance in particular) has enabled the historic function of the building to remain legible. The aesthetic character of the building can also be derived from its proportions and the solidity that the stone elevations provide. While the south elevation features several window openings, the larger door openings are all defined by solid plank timber doors which helps with the “solid-to-void” ratio and helps retain the historic appearance of the building, as they help reflect a functional rather than a domestic aesthetic character.

While the views of the north elevation are limited to partial elevations and the north facing roof plane, these views will be sensitive to any change as they will

have a direct impact on views south from Siston Lane to the north. Along with potential levels of inter-visibility, there is also clear co-visibility between the coach house and the main listed asset. Overall, the existing coach house can be considered to retain the characteristics of a circa early 1800s coach house and so is of historic interest. Moreover, the interest and character that the coach house can be considered to inherently possess can be considered to make a positive and material contribution to the setting of the grade II listed building and the wider Siston Conservation Area.

There are no issues with the proposed internal works. There is reference in the DAS to the need for some insulation to improve the performance of the building, but no details are provided. While it may be that some insulation may be required at a future date, I would recommend a condition is attached to ensure the specification and finish is appropriate and this would also save the need to an additional LBC application. Details of vents and flues will also be required but can be conditioned.

In respect of the external alterations, the insertion of rooflights into the south facing roof is acceptable in principle and also the specification of rooflights (from The Rooflight Company) is also acceptable. I would though suggest that they could be reduced in size and the roof light to the north facing roof plane is removed. This rooflight is also only to serve an en suite which doesn't need natural lighting but the internal partitions could have high level glazing to borrow light from the landing. A partial roof plan would also be needed (which could be conditioned) to ensure that the rooflights are avoiding any historic structural timbers.

The design of the remodelled openings to the south elevation are also an issue. For the smaller of the two openings, in my view as the design of the French doors is far too formal and domestic for a coach house. While the French door design features a timber panel to bottom third, as a coach house, a more rustic design (such as stable doors) that retained a greater sense of the solidity that the existing solid timber doors provide would be what is recommended to ensure the character of this coach house is not harmed. From the internal layout, there does not appear to a great need for the natural light that the doors would provide so the reduction in glazing shouldn't be a significant issue. As an alternative approach, retaining the existing doors (as shutters) with a more lightweight design to infill the existing apertures could be considered also. The change in the design of this opening should then be reflected in the design of the larger opening.

As set out above, some amendments to the external alterations are considered necessary before the application can be fully supported. There will also be a need for some conditions, but the scope of these will depend on the level of detail of any revisions made.

4.3 Tree Team

The Tree Officer has no objections to the proposal and feels that, as there is to be no change to the footprint of the building, tree protection is not required, however the trees to the North of the site will require a certain level of

consideration during the conversion and the following condition is necessary should permission be given:

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

REASON: To ensure the retention of trees on the site in the interests of visual amenity

4.4 Ecology

Requirements prior to determination: - There will be some works to the roof which could disturb roosting bats if present, however from the pictures supplied there is no roof void and the tiles appear to be well fitted with no gaps, however features cannot be ruled out based on the clarity of the pictures and that roosting features are very small, therefore pictures of the area that will be impacted by the works are to be submitted to better assess this.

The following conditions should be attached if planning is permitted:

- 1. If there is any proposed external lighting required, prior to commencement, details of all proposed external lighting are to be submitted to the local authority for review and is to include the location and specification. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority (PSP21).*
- 2. Prior to commencement of works a plan detailing the location and specifications of ecological enhancements is to be submitted to the local authority for review. This includes, but not limited to bat boxes. (PSP21)*

4.5 Sustainable Transport

We Transportation Development Control have no objection to this application.

4.6 Local Residents

No comments have been received

Second Consultation

4.7 Siston Parish Council

Siston Parish Council objects to this development; changing use of this Coach House into a dwelling would be an inappropriate form of development in the green belt.

4.8 Listed Building & Conservation Officer

The rooflight previously proposed for the roadside (north) elevation has been removed and the dimensions for the south facing rooflight have been reduced and confirmed on plan and are considered acceptable and so this issue has

been addressed. What we now have for both ground floor openings is largely a “stable door” design as suggested and so the concerns expressed above about loss of character can be considered to have been addressed. Large scale details though for all new doors/ windows will be required along with rooflights.

Subject to the suggested conditions below, the development proposals are considered to be acceptable as they should ensure that the character of this curtilage listed building is preserved and with it, its contribution to the setting of the principal listed asset.

Condition 1

Standard condition for compliance with all plans/ elevations with revision C noted for elevations and floors plans and revision B for block plan

Condition 2

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

- a. Rooflights*
- b. All new doors (including frames and furniture)*
- c. All new vents and flues*

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

Reason:

To maintain and enhance the character and setting of the listed buildings, and to accord with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

Condition 3

Prior to commencement of any relevant works, details of any proposed floors, wall and ceiling finishes (including insulation to walls, floors and roofs) shall be submitted and agreed in writing by the local planning authority. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason:

To maintain and enhance the character and setting of the listed buildings, and to accord with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

4.9 Tree Team

The Tree Officer refers back to the comments given in June 2022.

4.10 Ecology

Pictures of roof where the proposed rooflights will go are to be submitted to assess if further surveys are required, these are to be the external view of the tiles that are to be removed and the area that will be impacted by the works.

Updated Comments 19/08/2022:

The roof tiles are flush and there appear to be no suitable roosting features in the area of work, no further surveys are required at this time.

There are opportunities to enhance the site for wildlife and a bat box (e.g. Schwegler 1FF for houses and Schwegler 2FN for trees) is to be installed at a minimum height of 3m from the ground, facing a south-easterly to south-westerly direction away from artificial illumination.

Informative: *If any bats are recorded at any point during the proposal, works are to stop immediately, and Natural England are to be consulted. If any nesting birds are recorded during works, works are to cease immediately until all young have fledged.*

The following conditions should be attached if planning is permitted:

- 1. Prior to commencement, details of all proposed external lighting are to be submitted to the local authority for review and is to include the location and specification. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority (PSP21).*
- 2. Prior to commencement of works a plan detailing the location and specifications of ecological enhancements is to be submitted to the local authority for review. This includes, but not limited to bat box. (PSP21)*

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 Policy CS9 and PSP17 are both supportive of proposals that seek to preserve and where appropriate, enhance or better reveal the significance of designated heritage assets. Section 66(1) of the LBCA Act 1990 asserts that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting. In the same act, section 72(1) sets out that in exercising planning functions, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area. The NPPF sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
- 5.3 The proposed development would take place within a prominent location in the Siston conservation area, and the host building, known as the Old Rectory, is grade II listed. The coach house, which is subject of the works proposed, is situated to the north-west of the listed asset. The coach house itself has been established by virtue of its date, historic function and connection to the main listed building to be curtilage listed and should therefore be treated as part of the listed building.
- 5.4 Design, Heritage & Conservation
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 The proposal seeks to convert the curtilage listed Coach House into 2no. bedroom living accommodation, ancillary to the main dwelling. The coach house is predominantly used for storage and is split across a ground and first floor. The majority of the proposed works will take place internally, partitioning the existing storage rooms into habitable ancillary living accommodation. The proposed floor plans show that the Coach House would offer living, kitchen, dining and utility space to the ground floor and 2no. bedrooms and main bathroom to the first floor.
- 5.6 Externally, there are 2no. larger solid plank timber door openings, which are proposed to be replaced with stable doors, as shown on the revised plans following comments from the listed building and conservation officer. There is also a relatively modern external timber staircase to the west elevation which will be removed, in replacement for an internal staircase.
- 5.7 The plans also show that it is proposed to incorporate 2no. rooflights into the existing slate roof structure to facilitate the conversion of the Coach House. Amendments to the originally submitted plans have been made, removing 1no.

rooflight from the north elevation and reducing the size of the 2no. rooflights on the southern roof plane.

5.8 Subject to the appropriate conditions attached to listed building consent, initial concerns from the listed building and conservation officer regarding the ground floor openings are therefore found to be addressed, as well as concerns raised in relation to the original rooflight on the north elevation and the dimensions of the rooflights proposed to the south roof slope. As a result, and having regard to the above assessment, officers are satisfied that the proposed works would not result in any harm to the special architectural or historic interest of the conservation area and the curtilage listed asset and ultimately, its overall significance. The Council's statutory duties have therefore been fulfilled under Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

5.9 Green Belt

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

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

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

5.10 The NPPF states that development in the green belt should not be approved except in very special circumstances. Substantial weight should therefore be given by local authorities as to whether development will harm the green belt. The NPPF goes on to make clear that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

5.11 Exceptions to the above include:

- *The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport etc, as long as the facilities preserve the openness of the green belt and do not conflict with the purposes of including land within it; and*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*

5.12 The requirements of the NPPF are backed up by policy PSP7 which states that additions and alterations to buildings in the green belt will be allowed, providing they do not result in disproportionate additions over and above the size of the original building.

- 5.13 The application site is washed over by the Bristol/Bath green belt. Comments received from the parish council have also been noted, in which there is concern that the proposal represents inappropriate development within the green belt.
- 5.14 In this instance, the overall footprint of the building will not be changed. The application simply seeks to facilitate the conversion of an existing building to ancillary living accommodation. As such, the proposal is unlikely to cause any conflict or detrimental harm to the green belt, which will retain its proportionality, openness and purpose. The proposal is therefore found to be compliant with PSP7 as well as the requirements set out for development in the green belt within the NPPF.
- 5.15 Ancillary Accommodation
This proposal is described as the conversion of the existing coach house which would be ancillary to the main dwelling. The Annexes & Residential Outbuildings SPD was formally adopted in October 2021 and makes clear that, to be ancillary, the building or extension must be subordinate to the main dwelling. For clarity, annexes should demonstrate the following characteristics:
- *Be subservient in scale to the main house*
 - *Not be of a scale that could constitute a new planning unit*
 - *Share vehicular access and parking*
 - *Share gardens*
 - *Be within the residential curtilage of the main house and having the same address*
 - *Have an element of functional connection to the main house but still have reliance on the main dwelling for some living functions; and*
 - *Be for use by the same family as the main house*
- 5.16 In this instance, the existing building to be converted is already across a ground and first floor, with no proposed works to its overall footprint. The plans show that the accommodation would present living, dining, kitchen space, with 2no. bedrooms and main bathrooms upstairs. It is therefore clear that, whilst the annex would be relatively self-sufficient, there would be an element of reliance on the main dwelling for some of its functions, such as access to parking and private garden space. The annex would also have the same address as the main property, given that no changes are proposed to access or sub-dividing the plot. Nevertheless, it is still felt reasonable to impose a condition stating that the annex shall not be occupied at any time other than for purposes ancillary to the main dwelling, as is appropriate with most ancillary annex applications.
- 5.17 Residential Amenity
PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 5.18 The dwelling and associated coach house sit on a standalone plot, with sufficient separation distance between the application site and its neighbours.

Furthermore, no additional scale or mass is proposed to the coach house as part of the proposal and the replacement of the doors/windows is not considered to have any impact on the residential amenity of neighbouring properties.

5.19 In terms of occupiers of the annex, the proposed internal space and layout is found to be functional and of adequate amenity standards. Despite changes to the originally proposed openings to the south elevation and a reduction in rooflights, it is not felt that this will negatively harm the quality of the internal residential accommodation. On that basis, the proposal is found to be compliant with the relevant policies set out within the development plan.

5.20 Ecology

The site is not covered any ecological designations and sufficient evidence has been submitted to show that no suitable bat roosting features are present in the area of the works, nor are nesting birds likely to be a constraint. The ecology officer finds that there are opportunities to enhance the site for wildlife, as well as suggesting the imposition of conditions prior to the commencement of any works taking place.

5.21 However, there is no proposed additional external lighting as part of the works. It is therefore deemed unreasonable to impose a condition removing permitted development rights for the installation of any external lighting in the future. The suggested condition relating to ecological enhancement measures are found more appropriate and have been agreed with the agent for the application.

5.22 Trees & Landscape

As identified by the arboricultural officer, there are trees and planting present on the site, but none of which will require protection given the scope of the proposed works. A suggested condition has been put forward ensuring that no fires are to be lit within 15m of the furthest extent of the canopy of the retained trees or hedgerows. No machinery, concrete, oil, cement, bitumen or other chemicals shall also be mixed or stored within 10m of the trunk of any tree/group of trees, in the interest of retaining the trees and planting on site and visual amenity.

5.23 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.

5.24 Existing parking arrangements are to remain unchanged as part of the proposed works. The site offers in excess of the required amount of off-street parking required, therefore there are no objections from a parking and transportation perspective.

5.25 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 15 June 2022:

Existing Floor Plans (Drawing No. 5266/01 - Revision A)

Existing Elevation Plans (Drawing No. 5266/02)

Existing Section Plans (Drawing No. 5266/03)

Site Location Plan (Drawing No. 5266/04 - Revision A)

Existing Block Plan (Drawing No. 5266/05)

Proposed Entrance Door Large Scale Details (Drawing No. 5266/150)

Proposed Timber French Doors (Drawing No. 5266/151)

Conservation Roof Light Details (Drawing No. 5266/152)

Design, Access and Heritage Statement

Received by the Local Authority on 25 July 2022:

Proposed Floor Plans (Drawing No. 5266/50 - Revision C)

Proposed Elevations (Drawing No. 5266/51 - Revision C)
Proposed Block Plan (Drawing No. 5266/53 - Revision B)
Roof Plan (Drawing No. 5266/54)

Received by the Local Authority on 15 August 2022:
Rooflight Positions (Drawing No. 5266/57)

Reason

To define the terms and extent of the permission.

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

Reason

To ensure the retention of trees on the site in the interests of visual amenity and to comply with policies CS9 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

4. The annex; hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Old Rectory, Siston Lane BS16 9LR .

Reason

To accord with the policies set out within the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

5. Prior to the commencement of works, a plan detailing the location and specifications of ecological enhancements is to be submitted to the local authority for review and agreement in writing. This includes, but is not limited to bat boxes (e.g. Schwegler 1FF for houses and Schwegler 2FN for trees) which is to be installed at a minimum height of 3m from the ground, facing a south-easterly to south-westerly direction away from any artificial illumination.

Reason

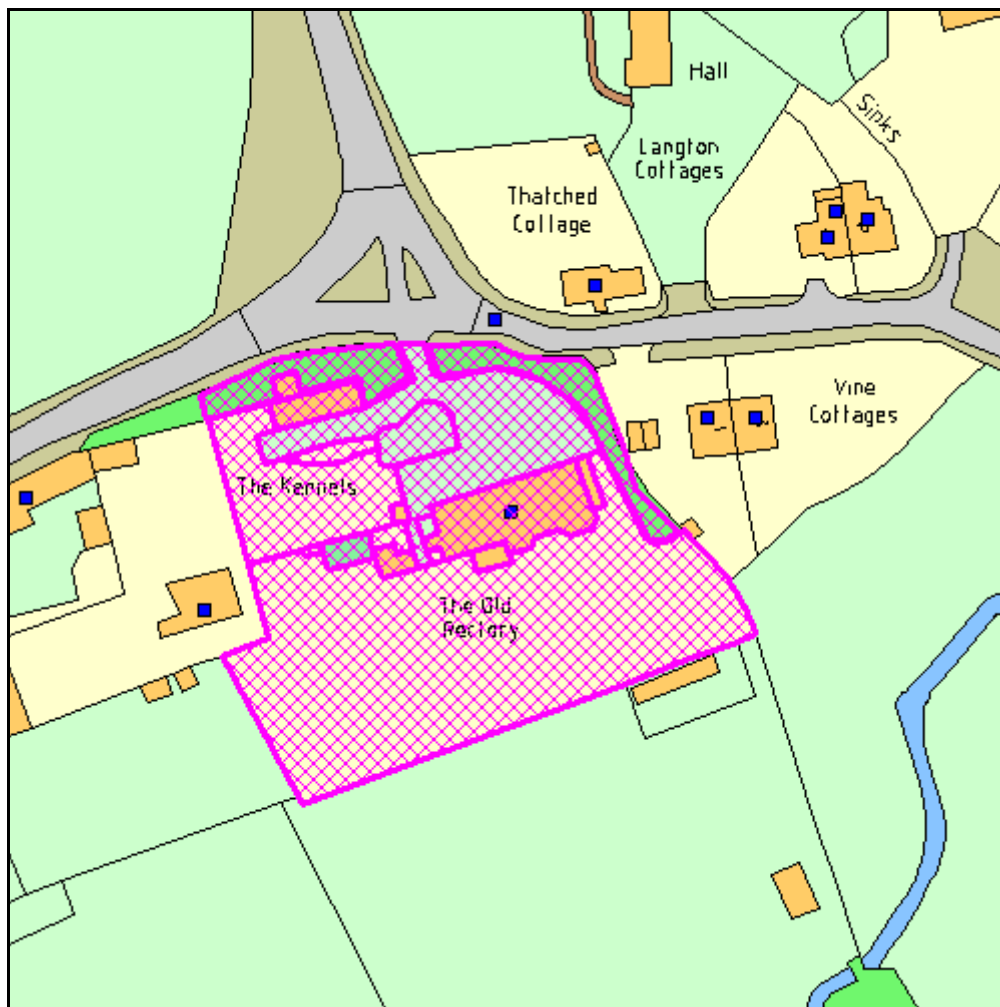
To comply with PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework

Case Officer: Lucie Rozsos

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 34/22 -25th August 2022

App No.:	P22/03091/LB	Applicant:	Mr Charlie Morgan
Site:	The Old Rectory Siston Lane Siston South Gloucestershire BS16 9LR	Date Reg:	15th June 2022
Proposal:	Internal and external works to include removal of existing external staircase; partial demolition of 2 no. walls to form internal door openings at first floor level; installation of additional first floor area to form new bathroom and 2 no. rooflights to facilitate conversion of building into ancillary annexe.	Parish:	Siston Parish Council
Map Ref:	368865 175112	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	9th August 2022



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N.T.S.

P22/03091/LB

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

REASON FOR REFERRING TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 Listed building consent is sought for Internal and external works to include removal of existing external staircase; partial demolition of 2 no. walls to form internal door openings at first floor level; installation of additional first floor area to form new bathroom and 2no. rooflights to facilitate conversion of building into ancillary annexe.
- 1.1 The application site is a detached dwelling with coach house sited within its residential curtilage and is located at the property known as The Old Rectory, Siston Lane within the area of Siston.
- 1.2 The property is washed over by the Bristol/Bath green belt and is within the designated Siston conservation area. These designations have been given consideration within the officer's report for the accompanying full planning application.
- 1.3 This report should be read in conjunction with full planning application P22/03090/HH for conversion of the existing coach house into an ancillary annex, currently pending consideration by the Local Planning Authority.
- 1.4 Throughout the course of the application process, revised plans were submitted in response to comments received from the listed building officer and ecology officer. The amended plans were submitted and accepted by the Council and a re-consultation carried out for 14 days to the relevant consultees.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
National Planning Practice Guidance
Planning (Listed Buildings and Conservation Areas) Act 1990
- 2.2 Development Plans
South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS9 Managing the Environment and Heritage

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

3. RELEVANT PLANNING HISTORY

- 3.1 **PK12/0043/F & PK12/0044/LB (Approved – 08 March 2012)**
Internal and external alterations to facilitate the erection of single storey side extension to provide additional living accommodation. External alterations to facilitate the re-positioning of oil tanks to include re-instatement of steps, lowering of external wall and erection of close boarded enclosure. (Amendment to previously approved scheme PK11/2954/LB)
- 3.2 **PK11/2956/LB (Approved – 01 November 2011)**
External alterations to insert 2 no. doors on south elevation of coach house
- 3.3 **PK11/2954/LB (Approved – 09 November 2011)**
Internal and external alterations to facilitate the erection of single storey side extension to provide additional living accommodation. External alterations to facilitate the re-positioning of oil tanks to include re-instatement of steps, lowering of external wall and erection of close boarded enclosure. (Resubmission of PK11/2142/LB)
- 3.4 **PK11/2140/F & PK11/2142/LB (Refused – 06 September 2011)**
Internal and external alterations to facilitate the erection of single storey side extension to provide additional living accommodation. External alterations to facilitate the re-positioning of oil tanks to include re-instatement of steps, lowering of external wall and erection of close boarded enclosure
- 3.5 **PK08/3007/F & PK08/3008/LB (Approved – 05 January 2009)**
Erection of 1.6m high natural stone wall and 2.2m high stone piers to existing parking and turning areas
- 3.6 **PK07/2999/LB (Approved – 27 November 2007)**
Internal and external alterations to former coach house to facilitate the conversion to staff residential accommodation ancillary to the main dwelling
- 3.7 **P99/4391/L (Approved – 28 June 1999)**
Removal of existing side window, partial demolition of wall and insertion of new side external door. Removal of existing front door and side window and replacement with new window

4. CONSULTATION RESPONSES

First Consultation

- 4.1 Siston Parish Council

Siston Parish Council objects to this development; changing use of this Coach House into a dwelling would be an inappropriate form of development in the green belt.

4.2 Listed Building & Conservation Officer

As noted above, the coach house can be considered to be an historic and interesting structure which helps also reflect the status of the building.

The north facing (or public) elevation is largely blank, as while there are 3no. limited openings in this elevation, the public view is derived by the upper section of the rear stone elevation and the rear, uninterrupted roof plane. The primary elevation is clearly the south facing elevation as along with the functional requirements that this elevation served, it also means that the coach house also looks back towards the façade of the Rectory and so there is direct intervisibility between the two.

Although the internal spaces are now used for storage, the rear south facing elevation has retained its distinctive openings and subsequently its historic character, as the openings (the larger cart entrance in particular) has enabled the historic function of the building to remain legible. The aesthetic character of the building can also be derived from its proportions and the solidity that the stone elevations provide. While the south elevation features several window openings, the larger door openings are all defined by solid plank timber doors which helps with the “solid-to-void” ratio and helps retain the historic appearance of the building, as they help reflect a functional rather than a domestic aesthetic character.

While the views of the north elevation are limited to partial elevations and the north facing roof plane, these views will be sensitive to any change as they will have a direct impact on views south from Siston Lane to the north. Along with potential levels of inter-visibility, there is also clear co-visibility between the coach house and the main listed asset. Overall, the existing coach house can be considered to retain the characteristics of a circa early 1800s coach house and so is of historic interest. Moreover, the interest and character that the coach house can be considered to inherently possess can be considered to make a positive and material contribution to the setting of the grade II listed building and the wider Siston Conservation Area.

There are no issues with the proposed internal works. There is reference in the DAS to the need for some insulation to improve the performance of the building, but no details are provided. While it may be that some insulation may be required at a future date, I would recommend a condition is attached to ensure the specification and finish is appropriate and this would also save the need to an additional LBC application. Details of vents and flues will also be required but can be conditioned.

In respect of the external alterations, the insertion of rooflights into the south facing roof is acceptable in principle and also the specification of rooflights (from The Rooflight Company) is also acceptable. I would though suggest that they could be reduced in size and the roof light to the north facing roof plane is

removed. This rooflight is also only to serve an ensuite which doesn't need natural lighting but the internal partitions could have high level glazing to borrow light from the landing. A partial roof plan would also be needed (which could be conditioned) to ensure that the rooflights are avoiding any historic structural timbers.

The design of the remodelled openings to the south elevation are also an issue. For the smaller of the two openings, in my view as the design of the French doors is far too formal and domestic for a coach house. While the French door design features a timber panel to bottom third, as a coach house, a more rustic design (such as stable doors) that retained a greater sense of the solidity that the existing solid timber doors provide would be what is recommended to ensure the character of this coach house is not harmed. From the internal layout, there does not appear to a great need for the natural light that the doors would provide so the reduction in glazing shouldn't be a significant issue. As an alternative approach, retaining the existing doors (as shutters) with a more lightweight design to infill the existing apertures could be considered also. The change in the design of this opening should then be reflected in the design of the larger opening.

As set out above, some amendments to the external alterations are considered necessary before the application can be fully supported. There will also be a need for some conditions, but the scope of these will depend on the level of detail of any revisions made.

Second Consultation

4.3 Siston Parish Council

Siston Parish Council objects to this development; changing use of this Coach House into a dwelling would be an inappropriate form of development in the green belt.

4.4 Listed Building & Conservation Officer

The rooflight previously proposed for the roadside (north) elevation has been removed and the dimensions for the south facing rooflight have been reduced and confirmed on plan and are considered acceptable and so this issue has been addressed. What we now have for both ground floor openings is largely a "stable door" design as suggested and so the concerns expressed above about loss of character can be considered to have been addressed. Large scale details though for all new doors/ windows will be required along with rooflights.

Subject to the suggested conditions below, the development proposals are considered to be acceptable as they should ensure that the character of this curtilage listed building is preserved and with it, its contribution to the setting of the principal listed asset.

Condition 1

Standard condition for compliance with all plans/ elevations with revision C noted for elevations and floors plans and revision B for block plan

Condition 2

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

- a. *Rooflights*
- b. *All new doors (including frames and furniture)*
- c. *All new vents and flues*

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

Reason:

To maintain and enhance the character and setting of the listed buildings, and to accord with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

Condition 3

Prior to commencement of any relevant works, details of any proposed floors, wall and ceiling finishes (including insulation to walls, floors and roofs) shall be submitted and agreed in writing by the local planning authority. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason:

To maintain and enhance the character and setting of the listed buildings, and to accord with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether or not to grant listed building consent for any works, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest in which it possesses. The NPPF also attaches great weight to the conservation of heritage assets and ensuring their significance is maintained or enhanced.

- 5.2 The proposed development would take place within a prominent location in the Siston conservation area, and the host building, known as the Old Rectory, is grade II listed. The coach house, which is subject of the works proposed, is situated to the north-west of the listed asset. The coach house itself has been

established by virtue of its date, historic function and connection to the main listed building to be curtilage listed and should therefore be treated as part of the listed building.

5.3 Impact on the Listed Building

The proposal seeks to convert the curtilage listed Coach House into 2no. bedroom living accommodation, ancillary to the main dwelling. The coach house is predominantly used for storage and is split across a ground and first floor. The majority of the proposed works will take place internally, partitioning the existing storage rooms into habitable ancillary living accommodation. The proposed floor plans show that the Coach House would offer living, kitchen, dining and utility space to the ground floor and 2no. bedrooms and main bathroom to the first floor.

5.4 Externally, there are 2no. larger solid plank timber door openings, which are proposed to be replaced with stable doors, as shown on the revised plans following comments from the listed building and conservation officer. There is also a relatively modern external timber staircase to the west elevation which will be removed, in replacement for an internal staircase.

5.5 The plans also show that it is proposed to incorporate 2no. rooflights into the existing slate roof structure to facilitate the conversion of the Coach House. Amendments to the originally submitted plans have been made, removing 1no. rooflight from the north elevation and reducing the size of the 2no. rooflights on the southern roof plane.

5.6 Subject to the appropriate conditions, initial concerns from the listed building and conservation officer regarding the ground floor openings are therefore found to be addressed, as well as concerns raised in relation to the original rooflight on the north elevation and the dimensions of the rooflights proposed to the south roof slope. As a result, and having regard to the above assessment, officers are satisfied that the proposed works would not result in any harm to the special architectural or historic interest of the conservation area and the curtilage listed asset and ultimately, its overall significance. The Council's statutory duties have therefore been fulfilled under Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

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 is considered to have a neutral impact on equality.

6. **CONCLUSION**

6.1 The decision to **GRANT** listed building consent has been taken having regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and advice contained in the National Planning Policy Framework and accompanying Historic England Planning Practice Guidance. It is considered that the Council's statutory duties have been fulfilled.

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

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

2. Works shall proceed in accordance with the following plans and documents:

Received by the Local Authority on 15 June 2022:

Existing Floor Plans (Drawing No. 5266/01 - Revision A)

Existing Elevation Plans (Drawing No. 5266/02)

Existing Section Plans (Drawing No. 5266/03)

Site Location Plan (Drawing No. 5266/04 - Revision A)

Existing Block Plan (Drawing No. 5266/05)

Proposed Entrance Door Large Scale Details (Drawing No. 5266/150)

Proposed Timber French Doors (Drawing No. 5266/151)

Conservation Roof Light Details (Drawing No. 5266/152)

Design, Access and Heritage Statement

Received by the Local Authority on 25 July 2022:

Proposed Floor Plans (Drawing No. 5266/50 - Revision C)

Proposed Elevations (Drawing No. 5266/51 - Revision C)

Proposed Block Plan (Drawing No. 5266/53 - Revision B)

Roof Plan (Drawing No. 5266/54)

Received by the Local Authority on 15 August 2022:

Rooflight Positions (Drawing No. 5266/57)

Reason

To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

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

- b. All new doors (including frames and furniture)
- c. All new vents and flues

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

Reason

To maintain and enhance the character and setting of the listed buildings, and to accord with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

- 4. Prior to commencement of any relevant works, details of any proposed floors, wall and ceiling finishes (including insulation to walls, floors and roofs) shall be submitted and agreed in writing by the local planning authority. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason

To maintain and enhance the character and setting of the listed buildings, and to accord with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

Case Officer: Lucie Rozsos
Authorising Officer: David Stockdale