

26 SEP 2023

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NO CHECK

Strategic Planning
South Gloucestershire Council
PO Box 1954
Bristol
BS37 0DD

50 Howes Close
Barrs Court
Warmley
Bristol
BS30 8SB

20th September 2023

Dear Sirs,

61 Siston Common, Warmley, BS15 4PA

Change of Use from Agricultural Land to Class C3 Private Amenity Space and Single Storey Extension to rear to provide additional living accommodation.

Following receipt of a pre-application report reference PRE22/0191 and the withdraw of application reference P23/06920/F (Case officer Helen Ainsley), please find attached the following documents in respect of a new application as per the above description.

- CIL Form –
- Completed Application Form
- Ground Floor Survey Plan CC/01
- First Floor Survey Plan CC/02
- Survey Elevations and Roof Plan
- Ground Floor Plan as Proposed CC/04A
- Section as Proposed CC/06A
- Elevations and Roof Plan as Proposed CC/07A
- Detailed Rear Site Plan CC/08A
- Detailed Parking Provisions as Proposed CC/09
- Site Plan
- Site Location Plan
- Pre application report PRE/0191
- Herdwick Ecology Report

The revised application has now been substantially reduced in scale/mass by virtue of the extension being reduced to a 4M projection from the rear wall line and now as a single storey flat roof extension sat within a substantially reduced area for which change of use is being sought. We believe that the depth of the extension at a reduced 4M is comparable with rear extensions to terrace/detached dwelling under permitted development rights although in this instance we acknowledge the requirement for change of use in this instance to create the available land to facilitate the extension.

The extension we consider is now subservient to the original character of the terrace which was one of the principle objections raised by the previous case officer Helen Ainsley relative to the withdrawn application P23/06920/F.

We believe that the rear elevation now preserves the line of the existing terrace with the roof/ridge line now completely unaffected by the proposals and as before, completely unseen from the front elevation.

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We have furthermore significantly reduced the area for which change of use is being sought by keeping the small private lawn area to the side of No 61 thus restricting the deemed excessive encroachment into the area of agricultural land and now aligns much closer to the new residential fence line of the new development No 63.

The application again has the original Herdwick Ecology Report attached as with the removal of any interface with the existing roof line this has removed any impact on any roosting bats that may be present and therefore the summary on the agricultural land remain correct and appropriate for the scheme we are now seeking approval for. We therefore believe that the lack of any specific reference to Bats will no longer restrict determination of this application without a further specific dusk/dawn survey being necessary.

We very much hope that this reduced scheme meets with the councils approval and welcome feedback in due course.

To conclude, as this is a new application to replace application reference P23/06920/F, it is our hope and belief that there is no application fee due with this new submission.

Kind regards



Ian Cox – Director
Cox Architectural Consultancy Ltd

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