

26 SEP 2023

Received

Mr Christopher Green
16 Norman Road
Warmley
South Gloucestershire
BS30 5JA

Application PRE22/0191
Ref: (Please quote at all times)
Date: 13th May 2022

**TOWN AND COUNTRY PLANNING ACTS 1990 (AS AMENDED)
YOUR PRE-APPLICATION ENQUIRY**

Dear Mr Green

APPLICATION NO: PRE22/0191
DESCRIPTION OF DEVELOPMENT: Erection of a rear extension and extension of residential curtilage.
APPLICANT: Mr Christopher Green
LOCATION: 61 And 61A Siston Common Siston South Gloucestershire BS15 4PA

Thank you for your request for pre-application advice on the above proposal received on 17th March 2022

1. Things that you need to be aware of

In this section we will explain if there are any previous planning applications or site issues that you need to take into account

Pre-application advice is sought for the erection of a two-storey rear extension and extension to the existing residential curtilage.

The application site is 61 and 61a Siston Common, which was once a single end of terrace dwelling, however planning history would suggest that 61 Siston Common has been sub-divided in the past to form 2no. attached dwellings. The application site is located within the East Fringe of Bristol Urban Area. The application dwelling(s) back onto an open field, which is also within the settlement boundary, and is designated as a site of nature conservation interest (SNCI). The application property is accessed across Siston Common, however for the avoidance of doubt, the field to the rear of the property does not form part of the common and is understood to also be with the ownership of the applicant (or will be).

Planning History is available for the site as follows:

Strategic Planning, South Gloucestershire Council, Department For Environment And
Community Services, PO Box 1954, Bristol, BS37 0DD
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk



PK14/3765/F (approved 05/01/2015);
 Subdivision of existing dwelling to create 1no. additional dwelling with widened access and associated works. (Retrospective).

PK02/0044/F (approved 07/02/2002):
 Erection of single storey side extension to provide accommodation for dependant relative

PK02/2517/F (approved 12/09/2002):
 Retention of conservatory

K360 (approved 24/06/1981):
 Erection of two storey side and rear extension

2. Planning Policies that you need to be aware of

In this section we will list the main planning policies that are relevant to your proposal

National Guidance

National Planning Policy Framework July 2021
 National Planning Practice Guidance

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
CS29	Communities of the East Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP4	Designated Local Green Spaces
PSP5	Undesignated Open Spaces
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP18	Statutory Wildlife Protection
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Householder Design Guide SPD (Adopted) March 2021

Residential Parking Standard SPD (Adopted) December 2013

Landscape Character Assessment SPD (Adopted) November 2014 – Area 12, Westerleigh Vale and Oldland Ridge.

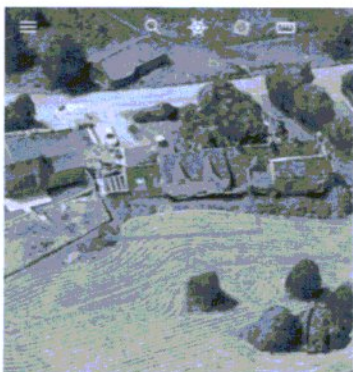
3. Our initial views about your proposal

In this section we will say what we think about your proposal. This will include: our view about the likelihood of permission being granted

The proposal is to erect a rear extension to the property. There is however no rear garden currently, and so in order to facilitate this a change of use would be required of some of the land at the rear of the property to residential. Changing the use of land to the rear would have the effect of extending the curtilage of the property. It is understood that the field and property have been in separate ownership, but the intention is to bring both into one ownership. It is noted that the supporting statement supplied with this enquiry suggests that once conveyancing is complete, “for all intents and purposes the field would be the new garden”

At this point, it should be clarified that whilst the field as whole may fall within the same ownership as the dwelling, this does not convey rights to use the field as the garden for the dwelling. The use of the field would remain agricultural and any use of the field as part of the residential curtilage for the dwelling would require planning permission because a material change of use would occur from agricultural to residential (Class C3).

The application proposes to add residential curtilage to the rear of the property, as indicated below:



Principle of Development

Residential curtilage extensions can in some cases pose an issue of principle, particularly when located in the countryside and in areas such as the Green Belt where such development is usually inappropriate. This area of Siston is unusual in that it has a distinctly semi-rural ‘feel’ to it, however it is still wholly located within the East Fringe of Bristol, and for policy purposes therefore falls within one of the main urban settlements



of South Gloucestershire. Policy CS5 of the Core Strategy directs new development to the urban fringes of Bristol and at appropriate scales, to within settlement boundaries as designated by the policies map. In this case, the site is within one of the urban fringes of Bristol (notwithstanding the semi-rural character) and so an extension of the residential curtilage would not present any in principle objection in the context of the spatial strategy for the district.

The field however, whilst not a designated open space (such as the common to the South), still constitutes an *undesigned open space within an urban area*.

PSP5 is therefore relevant to the proposed curtilage extension and change of use, which would encroach onto the said open space. PSP5 permits development on undesigned open spaces with the urban areas and settlement boundaries designated by the policies map if it does not adversely affect the quality, character, biodiversity, sustainable water management, recreation opportunities, heritage value, amenity or distinctiveness of the locality. PSP5 notes that such areas of undesigned open space can be public, semi-public, or private. In this case, the field would be understood to be in private ownership, though it is also noted that the Dramway (public footpath PSN/7/10) runs adjacent to the North-western boundary of the field. The railway cycle path also runs just beyond the Eastern boundary of the field from North to South. It is noted that the development to the East has recently extended into the field subject of this application, as permitted by consent P20/12945/F.

Part of the character of Siston Common and the locality itself is the open and semi-rural character, which is reflected in the low-density of development and the more traditional dwellings, surrounded by areas of open land (designated common land and undesigned open space).

The proposed curtilage extension would occupy a relatively small area to the Southern edge of the field when considered in the context of the rest of the land which covers c.0.47ha. The curtilage extension would be on a similar alignment to the approved development to the East. Whilst there would be some loss to the open space, the field being in private ownership would not present significant recreation opportunities and the tucked away position of the development would mean that there would be a low overall impact on the character of the area, with the impact being no greater than that approved to the East. On that basis, there would be no in principle objection to the curtilage extension as shown, subject to the following detailed consideration.

In terms of the extension, once the land has changed use, it would be a development within an existing residential curtilage. PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design



for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021.

Visual Amenity and Landscape Issues

The proposed curtilage extension is noted above to be acceptable in principle. In terms of its visual impact, it is noted that the field sits at a higher level towards the rear of the property and so it would be assumed that some re-profiling would be required coupled with the necessary retaining structure to enclose the new curtilage. This would differ somewhat to the development to the East where it appears that the extended parts of the gardens are at a higher level (i.e., the gardens are terraced). There would be unlikely to be any fundamental visual and landscape concerns with the need to create retaining structures, however this would be subject to a satisfactory design which should be clearly communicated as part of any full planning application. It would be recommended that the services and advice of a landscape architect are sought with regards to the design and landscaping to the rear, and any full application would be expected to be supplied with landscaping details to ensure that the development into the field does not appear unduly urban and respects the character of the area. It would also be expected that appropriate section drawings are provided to demonstrate the design of the retaining structures, and how they will relate to neighbouring properties.

No elevations have been provided for the extension; however, this would need to accord with the requirements of the above noted policies (CS1, PSP38 and the Householder Design Guide SPD). As no elevations have been provided then no detailed design advice can be provided at this stage, however it would be unlikely that a suitably designed rear two storey extension would be resisted in principle in this location.

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.

The curtilage extension would be unlikely to present any significant or unacceptable amenity impacts, subject to the appropriate design and scale of any boundary treatments.

A rear extension would be likely to be possible without having any unacceptable amenity impacts, subject to the scale, relationship to the neighbouring dwellings (particularly the attached dwelling to the West), placement of openings and compliance with the tests set out in the residential amenity section of the Household Design Guide SPD (Adopted) March 2021.

Transport

The application supporting statement suggests that the dwelling as extended would have five bedrooms. This means 3no. parking spaces are required to accord with PSP16 (parking standards). There appears to be enough space within the curtilage to the front of the property to provide the necessary parking. This however should be clearly articulated on the site plan submitted with any forthcoming planning application.



No changes appear to be proposed to the access, which crosses part of the Common to the front of the property.

Ecology

The site of the curtilage extension falls within a designated SNCI. Accordingly, advice from the Council's planning ecologist has been sought as part of this enquiry. The following is the response received, outlining what would be required to support any full planning application for the proposed development.

RE: PRE22/0191 - 61 And 61A Siston Common Siston South Gloucestershire BS15 4PA

Description of Proposal

Erection of a rear extension and extension of residential curtilage.

Ecological Issues

No ecological information has been submitted.

Designated sites for Nature Conservation (European Sites, SSSI's and local sites (Sites of Nature Conservation Interest or Regionally Important Geological Sites)

Part of the proposed site is within Siston Common South which is designated for its neutral and acid grassland. The proposal is to extend the curtilage of the site to form a garden in line with the neighbouring gardens. Under PSP19 development proposals that would result in significant harm to the site of value for local biodiversity which cannot be avoided by moving it will be refused. Based on the information supplied that it will be a small section to be level with neighbouring gardens and the outlined enhancements proposed, it is deemed unlikely that this will have a significant impact on the SNCI, however this conclusion is subject to the results of a full ecological appraisal.

Species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended):

Bats

Plans have not been submitted as yet for the proposed extensions; therefore it is unclear if they will impact the roof or roofline of the existing property. Where impacts to the roof, roof line including eaves and any works to any roof voids are to be expected, a full assessment for roosting bats is required as detailed below.

Great crested newt (GCN)

The site is relatively isolated from waterbodies within 500m of the site, though terrestrial habitat may be present for amphibians, if present it is likely that common amphibians use the site if garden ponds are present nearby, however this will be confirmed in the ecological assessment.

Species protected under the Wildlife and Countryside Act 1981 (as amended):

Birds

The site may offer potential for ground nesting birds and the existing building may offer nesting bird opportunities.

Reptiles

The grassland will provide suitable habitat for reptiles, it is expected that a full assessment is undertaken, appropriate surveys completed, and a full mitigation strategy submitted with the planning application.

Badgers protected under the Badger Act 1992:

It is likely that badgers will use the site for foraging and to commute through, it is expected that mitigation is to safeguard badgers during construction.

Species of principle importance (Priority Species) Section 41 Natural Environment and Rural Communities (NERC) Act and Local Biodiversity Action Plan Species:

Hedgehog

There are habitats suitable for hedgehogs on site, and appropriate mitigation is expected with any enhancements recommended to allow continued use for hedgehogs.

Invertebrates

The SNCI is likely to support a wide range of invertebrates and mitigation is to include impacts to invertebrates as well as enhancements.

National Planning Policy Framework (NPPF) and Local Plan Policy (South Gloucestershire Local Plan: Policies, Sites and Places Plan (PSP) (adopted November 2017)) Context

- NPPF Para 174 – 182 (Conserving and Enhancing the Natural Environment, Habitats and Biodiversity), National Planning Policy Framework
- PSP18 – (Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest (SSSIs)) - South Gloucestershire Local Plan (PSP Plan)
- PSP21 (Wider Biodiversity) - South Gloucestershire Local Plan (PSP Plan)
- CS9 (Managing the Environment and Heritage) - Core Strategy
- CS2 (Green Infrastructure) - Core Strategy
- PSP3 (Trees and Woodland) - South Gloucestershire Local Plan (PSP Plan)

Conclusion and Recommendations

It has been noted that the applicant is mindful of the local biodiversity and wishes to improve this in the way of enhancements. Appropriate compensation is expected for any losses to the SNCI if deemed that the proposal does not result in a significant impact.

The habitats and structures have the potential to support protected species and further information is required.

A Preliminary Ecological Appraisal (PEA) is to be undertaken by a suitably qualified ecologist and is to be submitted to support the planning application. This is to detail any impacts to protected species supported by appropriate mitigation where impacts cannot be avoided. The PEA is to include a Preliminary Bat Roost Assessment (PRA) of the impacted building where required. If



potential is recorded emergence/re-entry surveys are to be completed in line with the Bat Conservation Trust (BCT) guidelines. If a bat roost is recorded it is expected that a total minimum of three emergence/re-entry surveys are undertaken to characterise the roost and inform mitigation for a Natural England European Protected Species (EPS) license.

Habitat assessments are to be completed on waterbodies within 500m of the site where they are not separated by a significant dispersal barrier. Appropriate survey effort is to be undertaken where applicable.

The PEA is to be supported by a desk study from the local record centre and all surveys are to be completed and submitted for review prior to determination
The PEA should aim to achieve biodiversity net gain.

Enhancements are to be submitted in the form of an enhancement plan which can be submitted with the application or conditioned, however details for compensatory measures for the SNCI are expected with the application.

4. Things we recommend you do

In this section we will explain what you should do next. This may include advice on :- how to improve your proposal to make it acceptable; and pre application engagement with the local community and who you should contact prior to submitting an application.

As discussed above, there are unlikely to be any fundamental issues with the proposed development in principle, subject to appropriate final design of the extension and landscape treatment. Acceptability would also be subject to the development not having a significant impact on the SNCI.

5. Information

specific information we consider necessary to support to support your proposal in addition to the mandatory information.

In addition to the usual full scaled plans and elevations, any full application should be supplied with ecological information as outlined above, to be prepared by a suitably qualified person. With regards to the curtilage extension, plans should be appropriately detailed in terms of levels and retaining structures and should include section drawings to allow a full and informed assessment.

Important:

Please note that any advice provided under this service will be given on the basis of the professional opinion of the officer(s) concerned, based on the information provided and the planning policies and site constraints prevailing at the time, and any views expressed are not intended to prejudice the Council's determination of any subsequently submitted formal application.

Case Officer: Alex Hemming

Date: 13th May 2022



Authorising Officer: Marie Bath
Date: 13th May 2022