

Development Management
South Gloucestershire Council
Council Offices
Badminton Road
Yate
Bristol
BS37 5AF

Our ref: PR2185
19th December 2023

Dear Sir/Madam,

LAND AT THE STABLES, TANHOUSE LANE, YATE, BS37 7LP

APPLICATION FOR TECHNICAL DETAILS CONSENT FOR ERECTION OF 3 DWELLINGS

This application is submitted on behalf of Mr M Rushent and seeks Technical Details Consent (TDC) for the erection of three dwellings within the grounds of The Stables on Tanhouse Lane.

The application is supported by this covering letter together with the items identified on the submitted Application Schedule.

BACKGROUND

The application follows a Permission in Principle for up to three dwellings, granted on 14/07/23 under application reference P23/01377/PIP, which has established the principle of development for housing in this location in spatial planning terms and the quantum (for a maximum of three dwellings). These matters cannot therefore be revisited at this detailed planning stage.

An illustrative site layout supported the PiP and although this is not binding on any subsequent application for Technical Details Consent, the principles established have been carried forward into this detailed proposal.

SITE DESCRIPTION

The application site is previously developed with a site area of 0.2 hectares, occupied by an existing bungalow and separate garage / storage block with associated hard-standing and parking. The existing property benefits from a large plot with a garden to the front, off Tanhouse Lane, and to the west, behind an orchard/field associated with the property at the Tanhouse Lane / North Road junction. The site forms a loose L shape, with the existing buildings set at the southern end of the site. The recently built houses on Feltmaker's Lane are visible beyond the site.

The site is situated on Tanhouse Lane, which links North Road (where the main village is concentrated) with Engine Common Lane (a multi-user / recreational route providing a quieter, alternative route to Yate).

As identified above, the Permission in Principle has established the principle of additional houses on the site in this out of settlement location and consequently, a description of the site's strategic location and accessibility to services/public transport is not necessary.

PLANNING HISTORY

The most pertinent planning history for the site is the Permission in Principle for the erection of up to 3 no. dwellings, which was granted permission on 14/07/23 under application reference P23/01377/PIP.

There is a previous refusal and appeal for housing on this site, which was referenced in the Planning Statement that supported the PiP, however this is no longer relevant due to the PiP for up to three dwellings on the site being granted.

THE PROPOSAL

The detailed application seeks Technical Details Consent for three dwellings consistent with the approved PiP, which allowed up to three dwellings on the site, with a layout that is generally consistent with the illustrative layout provided for that application.

Plot 1 would sit at the front of the site with a GIA of 220sqm over two floors. It would have four bedrooms plus study, and an attached double garage with space for two cars in front.

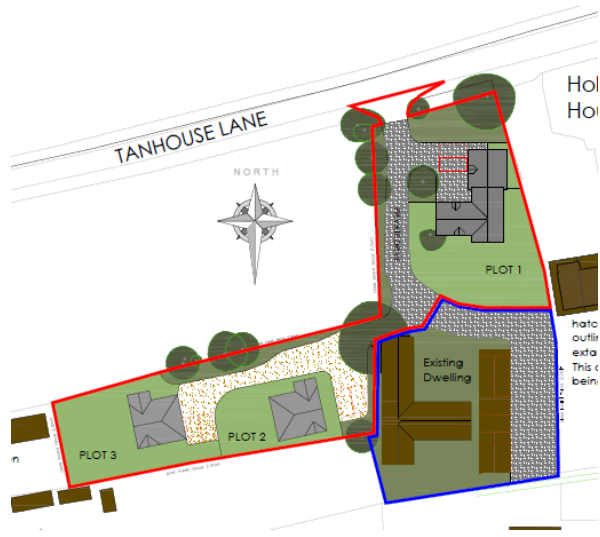
Plots 2 and 3 would both be three bedroom chalet style bungalows with studies, located in the paddock area to the west of the existing bungalow, each with a GIA of 112sqm. These dwellings would not have garages but would have parking on driveways for two cars.

The materials palette comprises Bekstone Dressed stone walling; Hardie Plank cladding boards (to the elevations for Plot 1 and to the dormers for Plots 2 and 3) grey uPVC windows and composite doors and black uPVC rainwater goods.

All existing hedgerows enclosing the site are off-site and would be protected during construction.

The submitted Soft Landscape Plan proposes new native hedgerows within the site and along the northern and southern boundary to the paddock area to supplement the off-site hedgerows. The new hedgerows and communal driveway through the site and into the paddock area would fall under the control of a management company.

All trees are to be retained in the scheme (there are three on-site) and tree protection measures are proposed to safeguard on and off-site trees. A small section of the new area of driveway in the paddock area would encroach the Root Protection Area (RPA) of a mature tree (part of its RPA is already covered by hard-standing) therefore a no-dig cellular construction is proposed for that part of the drive.



PLANNING ANALYSIS

As previously identified, the **Permission in Principle has established the principle of development for housing** on the site, in this location, in strategic planning terms, and for the quantum of development (i.e. up to three dwellings).

This application for TDC consent is consistent with the PiP on the basis that it proposes three dwellings.

Consequently, the settlement strategy and the sustainability of the site in accessibility terms are not discussed in this supporting letter.

The planning issues that are relevant to this application are as follows:

- Is the proposed design of the scheme acceptable?
- Does the proposal safeguard neighbouring residential amenity and would a satisfactory living environment be created for the proposed residents?
- Is the scheme acceptable in parking and highway safety terms?
- Has the proposal satisfactorily considered the site's ecological value and is Biodiversity Net Gain (BNG) included?
- Would the proposal result in any loss of important trees and is adequate tree protection proposed?
- Have drainage and flood risk issues been satisfactorily considered?

These matters are addressed separately below.

Design

The proposed design of Plot 1 is almost identical to the design of Plot 1 associated with an earlier refused application for three dwellings on the site, replacing the existing bungalow. No concerns were expressed with its siting or design, and therefore the

In assessing the three unit scheme (ref. P21/05061/F), concern was expressed regarding the use of grey uPVC for windows and doors, and timber cladding to the elevations, on the basis there were no existing examples of this in the locality. However, the housing on Weavers Close to the east, on Tanhouse Lane, includes grey uPVC windows and doors (as well as white) as well as some small areas of timber cladding. Timber cladding is increasingly being used in new housing schemes and in house refurbishments due to its natural finish and compatibility with a verdant setting. In addition, many homeowners are replacing white uPVC windows with dark and light greys, and green, tones, which often appears softer against the elevations than white (depending of course on the material, colour, and texture of the elevations). Therefore it is not considered that the use of timber cladding or grey uPVC on this scheme would appear at odds with or harmful to local character, and in this case, a lighter shade of grey (such as Agate RAL7038) for the windows and doors, and timber cladding to the elevations, would tone beautifully with the chosen stone walling material. However, should the Council deem the use of grey uPVC and timber cladding to be harmful to the character and appearance of the locality, and therefore unacceptable, the applicant would be willing to amend the scheme following negotiation.

The backland siting of Plots 2 and 3 in the refused scheme (with Plot 2 replacing the existing bungalow) was deemed to be out of character with the prevailing grain of the village, "where houses generally have a good visual relationship with the highway" (Paragraph 5.2). However, it was accepted that the 'backland' development to the south (Feltmakers Lane) had "gone some way to eroding the previously linear pattern of development" and therefore was not opposed. Therefore, the current proposal for two dwellings in the paddock area (replacing one larger dwelling that was proposed in the earlier, refused scheme) should be deemed acceptable in terms of siting in relation to the established pattern and grain of development and the relationship to the road.

Although the earlier, refused scheme (ref. P21/05061/F) proposed only one dwelling in the paddock area, this was a larger dwelling. The current scheme proposes 40sqm less GIA in this area than the previous scheme and the overall bulk, height, scale and mass would be reduced, with relief provided through the dispersal of built form across the paddock area rather than consolidated in one area. In addition, the Council has approved a PiP for up to three dwellings on the site, supported by an illustrative layout that showed two houses in the paddock area. Although the illustrative layout is not binding because that matter is not relevant to a PiP, the Council concluded that the proposed 'amount' – being up to three dwellings and a relevant matter – could be accommodated on the site "without having a materially or demonstrable harmful impact on the character of the local area." (Paragraph 5.16, Circulated Schedule Report for P23/01377/PIP).

The architectural approach taken for the design of the houses has a traditional aesthetic appropriate to the rural village setting. The use of floor to ceiling glazing on parts of the buildings would mimic features used in barn conversions, which would provide visual interest and character, again, appropriate for the location.

Overall, the design of the scheme is deemed to be of high quality and as such, would be policy compliant.

Residential Amenity

Consistent with the conclusions on Plot 1 in the earlier scheme, the currently proposed Plot 1 dwelling "would be adjacent to the driveway of the neighbouring property [the new build dwelling adjacent to the eastern site boundary] and is considered a sufficient distance and angle

to avoid any unacceptably overbearing or loss of privacy issues." (Paragraph 5.5, Circulated Schedule Report, P21/05061/F).

Plot 2 would face the side elevation of the existing bungalow at The Stables but would be a sufficient distance to ensure an acceptable outlook and amenity is provided for the new dwelling. The only window on the west facing side elevation of the existing bungalow is to a hallway, and consequently there would be no overlooking of habitable rooms and therefore no loss of privacy. For the same reason, there would be no overbearing issues.

A privacy distance of 21m would be provided between the rear elevation of Plot 2 and the front elevation of Plot 3 and consequently there would be no harmful intervisibility between the two dwellings. The restricted height and scale of the two dwellings, together with the roof profile, would also ensure the dwellings do not appear mutually overbearing.

Plots 2 and 3 would sit close to the southern site boundary with the garden of an adjoining property on North Road. However, that property has a very long garden with multiple outbuildings near the proposed dwellings and consequently, it is not considered that the proposed dwellings would be overbearing or result in any demonstrable or harmful loss of amenity to the adjoining garden.

Plot 3's rear elevation and garden would face the end of another adjoining garden on North Road, however its siting and overall form/massing would ensure that it does not appear overbearing, and in any event, that property also has a number of garden outbuildings at the end of a long garden.

Overall, the proposal would not result in any demonstrable harm to neighbouring residential amenity, and as such, complies with Policy PSP8.

With respect to garden size for the proposed dwellings, these would all comply with (and exceed) the minimum requirements set out in PSP42 and as such, would provide a good standard of external amenity for the future occupiers.

Parking & Highway Safety

Sustainable transport matters are not covered in this section in view of the principle of development for housing having been established through the PiP.

The scheme makes provision for six parking spaces (with two in a garage for Plot 1), which complies with the parking standards set out in PSP16 for the number of dwellings and bedrooms proposed.

The application is supported by a Technical Note, which confirms that the required visibility splay from the existing site access, to accommodate the increase in the number of dwellings, can be achieved. This would involve additional land being offered for adoption as public highway. A condition can be imposed to ensure this is implemented (following s38/278 Agreements).

The submitted Swept Path Analyses also demonstrate that fire tenders and large cars can enter and egress the site in a forward gear.

Therefore, the proposal is acceptable in highway safety terms.

Ecology & BNG

The site comprises vacant/derelict land, modified grassland and a hardstanding access track. There are three offsite hedgerows comprising a mixture of native and ornamental hedgerows

adjacent to the red line boundary, and a parcel of traditional orchard adjacent to the northern boundary.

The Ecological Appraisal has identified that the site's ecological value is largely limited to the off-site hedgerows, which are suitable habitat for birds and hazel dormouse, and could be used as foraging/commuting by an assemblage of common and widespread species of bats. The off-site hedgerows are of 'local importance' for nature conservation and would not be affected by the proposal. Protection fencing has been recommended and submission and approval of details, and implementation, can be secured by condition.

New native hedgerows along the off-site hedgerows and within the site are proposed to avoid damage from excessive residential management (e.g. due to overhang) while enhancing the connectivity of green infrastructure on the site and increasing habitat value for wildlife.

Additional enhancement measures include:

- New 'conservation' grass verges, which will provide additional foraging habitat for wildlife;
- Bird and bat boxes;
- A hibernacula in the proposed grass verge to the northwest of the site.

Gaps under fencing is proposed to allow the free movement of hedgehogs through the site.

The above measures are identified on the submitted drawings and can be controlled by condition.

A lighting strategy is submitted and this demonstrates that the proposed sensor lighting to the front and rear of the dwellings would not result in any light spill to the green site boundaries. Compliance with this strategy can be controlled by condition.

Recommendations are made with respect to avoiding any harm to site wildlife (hazel dormouse; bats; and hedgehog) during the construction phase. Again, this can be secured by condition (compliance).

Trees

The scheme retains all trees on the site and these (as well as off-site trees) would be protected during construction using tree protection fencing. A small part of the proposed driveway to Plots 2 and 3 would encroach the RPA of a large tree therefore a no-dig cellular construction is proposed.

No harm to trees would arise as a result of the proposal and additional trees and hedges, as well as conservation grass mixes, are proposed, which would increase the connectivity of green infrastructure on the site and within the wider area.

Drainage & Flood Risk

The site is located in Flood Zone 1 (Low Risk), which is a sequentially preferable location for new housing.

The submitted Flood Risk Assessment and Drainage Strategy identifies that flood risk from all sources is low.

The drainage strategy has been designed to incorporate SUDS principles where possible consistent with policy guidance, and to avoid any impact on the flow in the watercourse (culvert) where a new area of driveway crosses it.

The discharge rate for surface water runoff has been limited to greenfield rates but within the maintainable rate of 2.0 l/s for the 1 in 100 year plus climate change event. As such, there would be no increase in surface water flooding to neighbouring land/buildings.

A Package Treatment Plan is proposed for each property due to the absence of any existing public foul sewers in the local area.

Conditions can be imposed to secure implementation of the submitted drainage strategy.

CONCLUSION

The Permission in Principle has established the principle of developing a further three houses on this existing housing site.

It has been demonstrated that the proposed layout and architectural appearance of the scheme is acceptable in design terms, and would preserve existing neighbouring residential amenity while providing future residents with a high quality living environment and outlook.

Policy compliant parking is provided and adequate visibility at the site access off Tanhouse Lane can be achieved in both directions.

The site currently has low ecological value and the proposal would enhance the ecological value of the site through supplementary planting using native species; provision of bird/bat boxes and a hibernaculum.

Flood risk to the site from all sources is low and the drainage strategy has been designed to reflect SUDS principles where possible while ensuring there is no increase to off-site flood risk.

The scheme accords with planning policy and as such, TDC should be granted.

Yours sincerely,

RMorgan

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Director

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