West Harptree Parish Council

Planning Report 10th May 2024

New Application

Reference **24/01571/FUL**
Address **The Linney , Bristol Road, West Harptree, Bristol, Bath And North East Somerset, BS40 6HG**
Proposal **Erection of flat roofed double garage extension to the front of the property. Erection of covered area/canopy to the existing property and new entrance canopy. Reclad dwelling with a mix of timber weatherboarding and white render. New external staircase from new garden to roof terrace over existing garage**

Planning History

Reference 24/00406/FUL
Proposal Change in material to existing roof and installation of solar panels.

Reference 12/02284/NMA
Proposal Non-material amendment to application 11/03273/FUL (Erection of a two storey front extension following demolition of existing single storey extension, single storey side extension and garage following demolition of existing garage and outbuildings and first floor rear extension above existing balcony terrace).

Reference 12/02250/COND
Proposal Discharge of condition 2 of application 11/03273/FUL (Erection of a two storey front extension following demolition of existing single storey extension, single storey side extension and garage following demolition of existing garage and outbuildings and first floor rear extension above existing balcony terrace).

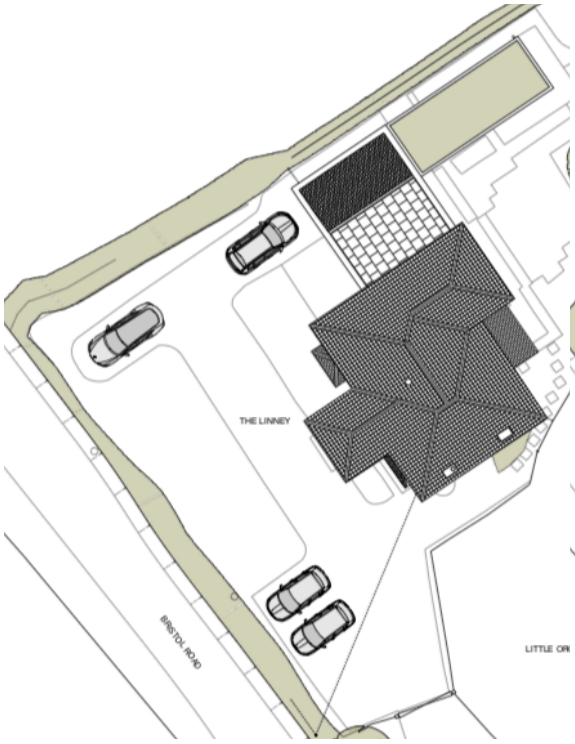
Reference 11/03273/FUL
Proposal Erection of a two storey front extension following demolition of existing single storey extension, single storey side extension and garage following demolition of existing garage and outbuildings and first floor rear extension above existing balcony terrace.

Reference 03/03131/FUL
Proposal Two-storey side extension

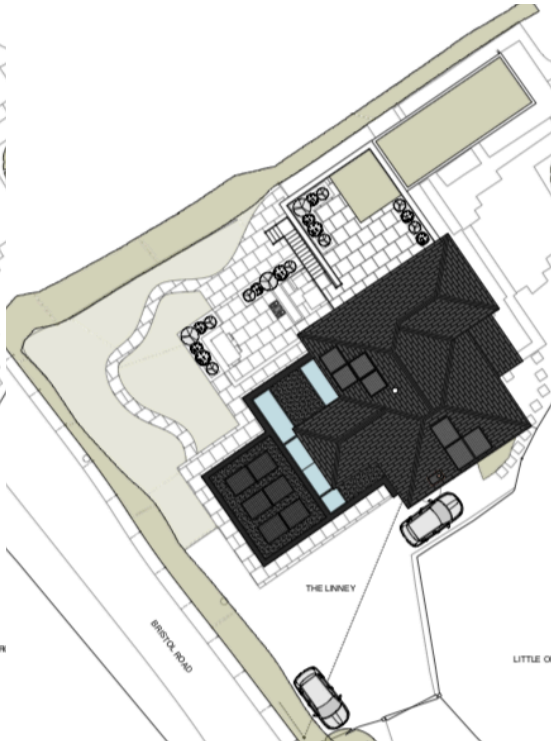
Reference 98/02166/FUL
Proposal Conservatory

Current proposal

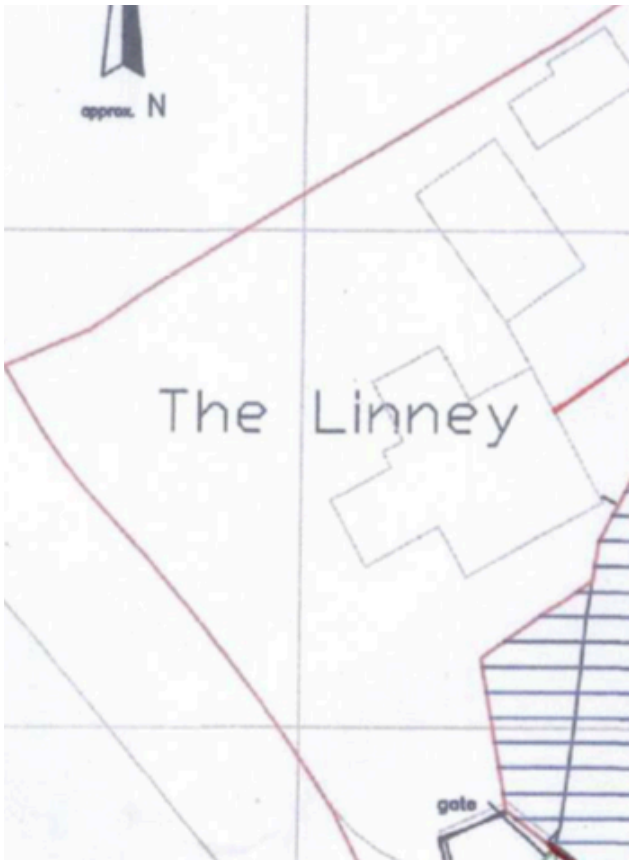
An extension to the front including a garage and the conversion of the existing tandem garage into living accommodation



Existing



Proposed



Where it potentially started?

Comments

As can be seen above, The Linney has grown very significantly over the years (although earlier floor plans are not available and this change may be viewed as overdevelopment, although it is in line with national policy and permitted development rights.

Car parking is being reduced. The existing double garage to the north is converted to accommodation and is replaced by a wide single garage to the west. A couple of external spaces are lost, but provision is nevertheless adequate.

Proposed responses

Councillors should decide whether to provide "No comment" or "Support".

Previous Applications

Reference	**24/01125/FUL**
Address	**Lower Gurney Farm , Bath Road, West Harptree, Bristol, Bath And North East Somerset, BS40 6HN**
Proposal	**Conversion and change of use of agricultural building to form 2no. holiday units.**

Response

The application was circulated just before the last council meeting, so could not be included on the published agenda. The proposal was discussed at the meeting and councillors decided that the development was an appropriate diversification and no comment was necessary.

Transition Bath commented on 05/04/2024: "*We would have liked to have seen an SCR6 compliant application for this Change of Use*".

We have not previously seen comments from Transition Bath, which was founded in 2009 and is both a charity and a company limited by guarantee. It has become increasingly active commenting on planning applications outside Bath in 2023 and 2024.

In this case, the comment is invalid. SCR6 is a new policy in the LPPU: "*Sustainable Construction Policy for New Build Residential Development*" so does not apply to the change of use of farm buildings to holiday accommodation.

New Local Plan

As discussed at last meeting, a letter was sent to Richard Daone on 10th April raising the issue of uncertainty over housing needs as below;

	Number of dwellings
Overall housing requirement over the next 20 years	14,500
Existing residential commitments (known sites)	-6,240
Expected small windfall sites that are expected to crop up	-2,080
Shortfall (new housing sites that need to be identified)	6,180
Shortfall of planned housing sites declared by Bristol City	10,404

WHPC response to the consultation questions submitted on 15th April.