

## Planning comments from parish council meeting on 18<sup>th</sup> May 2022

*P22/02688/F | Change of use of public house/restaurant/expanded food provision (Sui Generis), to 3no. dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), to include parking and associated works. | Fleur De Lys 12 Shortwood Road Pucklechurch South Gloucestershire BS16 9RA*

Recommend objection

Pucklechurch parish council (PPC) does not dispute that permission for change of use for residential purposes has been granted but does not agree that the sub-division of the property into 3 separate dwellings adequately meets the requirements of PSP 39, which allows for the conversion or sub-division of existing residential buildings into smaller units. To do so would be prejudicial to the amenity of neighbours and provide inadequate parking space in accordance with PSP 16 (see below) and has the capacity to cause or add to existing parking problems in the locality.

Existing elevation drawings are not representative of what currently exists since demolition has occurred. Furthermore, the proposed elevations fail to demonstrate window arrangements at first floor level for Plot 3 opposite the micropub or how this relates to the roof levels in this area – there is also nothing that demonstrates that the windows to upper floor of Plot 3 will benefit from natural light levels appropriate for a habitable room. In addition to this it is likely that levels of daylight to the rear windows (upper and lower floors) of plot 2 would be detrimentally impacted by the two- storeys to the rear of plot 3 and may even sit in shadow for the vast majority of the day.

Whilst the sub-division would appear on the face of it to meet minimum national design standards and minimum amenity standards, PPC seeks clarification that the plans accurately reflect what is available to provide amenity space, especially since the currently approved plans for the PH conversion show 105sqm available and these show a total of 174sqm shared between the three plots, of which a proportion of that allocated to Plot 2 is essentially an alley way providing access to the rear of the property rather than usable amenity space. PPC acknowledges that the current planning application (P22/01548/F) for a dwelling to the rear of the PH may have yielded additional space as well as the removal of the utility room.

PPC is of the opinion that the impact on the curtilage to the rear of the property by this sub-division would be to further undermine the character of this historic building at the centre of the conservation area, by eroding its setting with a series of awkwardly shaped unnecessarily cramped enclosed gardens and alley ways that would not only be detrimental to the visual amenity but add to the further erosion of the curtilage once associated with the public house. The sub-division itself would not read in the street scene as a terrace and it would appear that the main entrance to Plot 3 sits directly opposite and shares access with the micropub and at this stage it is not clear what impact that would have on the residential amenity of the future residents of plot 3 with regard to, for example deliveries, operation and waste removal.

With regard to parking the plans provided show 7 parking spaces with no provision made for electric car charging points. It is not clear from the plans provided that these spaces concur with the minimum dimensions required by SGC for off-road car parking. 2 spaces are required for the micropub provision and the remaining 5 would be shared by three

properties, yet the provision of these 5 would appear to be shown at the expense of a collection point designated for refuse and recycling on collection day, as specified in and required to be delivered for the approved application for 6 dwellings to the rear that are currently under construction (P20/23558/F). Since data suggest that almost half of all households in South Gloucestershire have 2 or more cars, 5 spaces for three separate dwellings (with just 3 between 2) without allocation for visitor parking is woefully inadequate and will lead to additional parking on street on an already well-documented congested and busy corner to the detriment of local residents and businesses.

The proposal also provides no environmental benefit to the local area in terms of green landscaping.

Condition 4 of the extant permission (P21/00127/F) requires the Fleur De Lys public house signage on the front and side elevations as indicated on plans 19.016 - 059 (proposed rear and side elevations) and 19.016 - 058 (proposed front elevation) as received by the Council on the 8th January 2021 to be retained in the positions as indicated and not be removed or altered without prior written consent from the Local Planning Authority, yet this is not referenced and should remain a condition. Also PPC is concerned that the removal of the wooden gates to the front would lead to further erosion of the character and appearance of the 'commercial core' of the Pucklechurch Conservation Area, and therefore in conflict with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

*P22/02382/LB 15 Westerleigh Road Pucklechurch South Gloucestershire BS16 9RB  
Internal and external alterations to include the installation of 3no. rooflights to Southern roof slope and 3 no. rooflights to Western roof slope. Removal and replacement of 2 no. existing roof lights. Removal and replacement of 1 no. window and 1 no. set of French doors in the Western elevation.*

No objection in principle and happy to defer to the Conservation Officer's assessment but Pucklechurch parish council would like to register some concern about the number of additional skylights being proposed, as although these might not be front facing or require removing original timbers, they do nevertheless contribute to the further erosion of the overall historic character of the building.