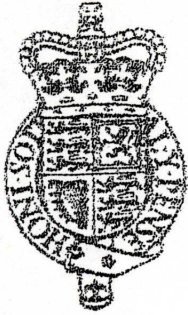


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Appeal Decision

Site visit made on 25 October 2004

by Roger Mather MA Dip A

an Inspector appointed by the First Secretary of State

CHIEF EXECUTIVE AND CORPORATE RESOURCES DEPARTMENT (K)	
REF	
11 NOV 2004	
REF'D TO:	
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The Planning Inspectorate
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Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
Tel: 0117 372 6372
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Date: 11 NOV 2004

Appeal Ref: APP/P0119/A/04/1148109

Land at 22 & 24 High Street, Chipping Sodbury BS37 6AH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- Mr G A Baldwin Charles makes the appeal against the decision of South Gloucestershire Council.
- The application (Ref: PK03/3383/F), dated 8 October 2003, was refused by notice dated 6 February 2004.
- The development proposed is erection of two detached houses and garages.

Summary of Decision: The appeal is dismissed.

Main Issues

1. The appeal site is within the setting of listed buildings. Section 66(1) of Planning (Listed Buildings and Conservations Areas) Act 1990 requires me in considering whether to grant planning permission for development, which affects the setting of a listed building, to have special regard to the desirability of preserving its setting. The site also lies within the Chipping Sodbury Conservation Area. Section 72(1) of the Act requires me to pay special attention to the desirability of preserving or enhancing the character or appearance of such areas. From this, the written representations and my inspection of the site and its surroundings, I consider that there are four main issues. The first is whether the proposed development would be appropriate in terms of the setting of listed buildings and the character and appearance of Chipping Sodbury Conservation Area. The second is the effect on the living conditions of occupiers of neighbouring properties, with particular regard to noise and disturbance. The third is the effect on safety, with regard to increased vehicular activity on the existing access. The fourth is whether the submitted plans are adequate to assess the implications of the proposals, with particular regard to landscaping and the retention of trees.

Planning Policies

2. The development plan includes the Yate and Chipping Sodbury Local Plan, adopted in 1990. Policy LP44 seeks, among other things, to protect the setting of listed buildings. Policy LP45 resists proposals that would detract from the visual, historic or architectural character of Chipping Sodbury. Policy LP65 favours well-designed residential development, attractive in appearance and well-related to any existing development. Policy LP79 seeks to ensure that proposals for new development incorporate, wherever possible, existing trees, hedgerows and other prominent features of the landscape. In appropriate circumstances the Council will require a full, detailed landscaping scheme.

3. ~~The Local plan is being reviewed.~~ The South Gloucestershire Local Plan (Revised Deposit Draft) was published in 2002. I have been given no information on the progress

TYPE: <u>INSP</u>
ALLOCATE TO:
<u>EST</u>