

1. Pond House is in Rosemary Lane in Hinton Charterhouse Parish, just on the Freshford boundary. The Council considered a previous Application for Pond House in July 2018. That application (18/02591/FUL) provided for a two storey and single storey side extension to Pond House together with landscaping. The property is not in a Conservation Area. The site is not overlooked and those July proposals updated the property within the guidelines using an imaginative and modern design. The new building work was to be of an organic leaf design.
2. The Parish Council resolved to support this application making comments on materials and access. The Council was concerned at the size of the proposals. The Application did not seem clear about the actual volume increase of the new work, having regard to the Green Belt guidelines of a volume increase of the order of no more than about one third. There appeared to be conflicting information about the volume size proposed, and Freshford's support sought clarification on this point. Hinton Charterhouse Parish Council also supported the application.
3. At Committee, B&NES refused the application, and size issues were part of that decision.
4. The applicant has now submitted an amended design taking those size issues into account. The basic concept of the proposal remains unchanged, based on an organic leaf design, but the plans show a reduced footprint and extensions of a smaller size. More detail is provided in terms of the volume addition, and now this is stated with calculations, to be about 32%.
5. Since the Council supported the previous application, it is recommended that this revised proposal be similarly supported. Comments added should include that access to the site must be carefully controlled and managed in an extremely narrow road, and materials etc should follow the requirements of the Villages Design Statement. The Council's previous concerns about size have been addressed.