

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)**  
**ORDER 2015**

<b>Application number:</b>	22/00608/FUL
<b>Validated on:</b>	19 <sup>th</sup> August 2022
<b>Site address:</b>	18 Howard Street
<b>Proposal:</b>	Demolition of existing rear conservatory/front porch and erection of two storey rear extension/front porch

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT PERMISSION** for the development described above in accordance with the terms of the application and the plan/s submitted therewith subject to the following conditions:

**Condition 1**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason**

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Condition 2**

Except where these may be modified by any other conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the details of the application form, and drawing numbers:

Proposed Site / Block Plan Rev 1  
Proposed Ground Floor Plan  
Proposed First Floor Plan  
Proposed Elevations

**Reason**

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017)

**Condition 3**

The external facing materials to the development hereby permitted shall match in colour, form and texture to those of the existing building.

**Reason**

To ensure the satisfactory appearance of the development in accordance with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017)

**Condition 4**

Prior to the first occupation of the extension hereby granted consent a 1500 litre above ground sustainable drainage rainwater attenuation tank shall be installed in accordance with the details provided in support of this planning consent. The sustainable drainage system installed shall thereafter be retained and maintained to the satisfaction of the Local Planning Authority.

**Reason**

To ensure that future occupiers of the development are protected from surface water flooding and to prevent increased surface water flood risk to adjacent land in accordance with the aims of policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017) and the planning policy advice of the National Planning Policy Framework.

**Note 1**

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

**Note 2**

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property.
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 – explanatory booklet.

**Note 3**

The applicant is advised to consider installing the flood resilience and alleviation measures detailed in the Flood Smart Plus Flood Risk Assessment date 17th August 2022 which was submitted in support of the planning application.

**Note 4**

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

**Jon Bishop**

Planning Development Manager

**Decision date: 21<sup>st</sup> November 2022**

**PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET**