

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

Application number:	22/00382/FUL
Validated on:	11 th May 2022
Site address:	83 Grange Road
Proposal:	Variation of conditions 2 (plan numbers) and 11 (drainage) of permission 20/00031/FUL (Original permission - Erection of 3 bungalows on land to the rear of 81-85 Grange Road and new garage at the rear of 83 Grange Road -20/00031/FUL)

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 14th September 2022.

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

The development hereby permitted shall be carried out in accordance with the application form,, Design and Access statement, Proposed site plan (PL-19-289-14) Proposed materials schedule (PL-19-289-12), Proposed new garage (PL-19-289-09), Roof plans (PL-19-289-08) Plot 3 plans (PL-19-289-07) Plot 2 plans (PL-19-289-06), Plot 1 plans (PL-19-289-05), Plans for 83 (PL-19-289-03), Site Demolition Plän (PL-19-289-02) and Site Location plan (PL-19-289-01) received 13th January 2020 and Contractors Plan (PL-19-289-17), Construction Method Statement received 17th February 2020 and Tracking Plan PL-19-289-18 rev B and Proposed Landscape Plan PL-19-289-10 rev C and Arboricultural method Statement received 11th September 2020 and the application form and location plan received by the Local Planning Authority May 13th 2022, amended drainage strategy (Technical note TN002) received by the Local Planning Authority July 11th 2022 , Clarke Nicholls soak away design received by the Local Planning Authority May 11th 2022, drainage strategy drawing (22-0436-C100 E) received by the Local Planning Authority 17th August 2022, porous paving calculations received by the Local Planning Authority August 17th 2022 and amended technical documents received 22nd August 2022 except where these may be modified by any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans.

Condition 3

Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan PL-19-289-18 Rev. B (received by the Local Planning Authority 23rd June 2020) with the area of access road within at least 5.0m of the carriageway edge of the public road surfaced in bound material and shall be maintained thereafter.

Reason

To reduce potential highway impact by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraph 108 and 110 of the National Planning Policy Framework.

Condition 4

The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 48.5m to the right and 54m to the left (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason

To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

Condition 5

The buildings hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan PL-19-289-18 Rev. B (received by the Local Planning Authority 23rd June 2020), and those facilities shall be maintained available for those purposes thereafter.

Reason

To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

Condition 6

Notwithstanding the submitted details, the construction of the car parking associated with each building within the development shall be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Reason

To ensure that the development incorporates facilities for charging plug-in and other ultra-low emission vehicles in accordance with paragraph 110 of the National Planning Policy Framework.

Condition 7

The development hereby permitted shall not be occupied until a minimum of 2 no. cycle storage facilities per dwelling has been provided and those facilities shall be maintained for the duration of the development.

Reason

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

Condition 8

The Construction Method Statement Rev. B and Contractors plan PL-19-289-17 shall be adhered to throughout the demolition/construction period.

Reason

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods in accordance with paragraph 110 of the National Planning Policy Framework.

Condition 9

The proposed boundary treatment shown on the Proposed site plan (PL-19-289-14) received 13th January 2020 shall be completed before the buildings are occupied and shall be carried out in accordance with the approved details.

Reason

In the interests of visual amenity and to ensure dwellings have satisfactory privacy in accordance with policies SD.4 and SD.14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 10

All planting, seeding or turfing comprised in the approved details of the landscaping plan (Proposed Landscape Plan PL-19-289-10 rev C) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

Reason

In order to protect the visual amenities of the area in accordance with policy SD.14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017)

Condition 11

The development shall be constructed in accordance with the drainage details in the amended drainage strategy (Technical note TN002) received by the Local Planning Authority July 11th 2022 , Clarke Nicholls soak away design received by the Local Planning Authority May 11th 2022, drainage strategy drawing (22-0436-C100 E) received by the Local Planning Authority 17th August 2022, porous paving calculations received by the Local Planning Authority August 17th 2022 and amended technical documents received 22nd August 2022

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution

Condition 12

The development shall be constructed in accordance with the requirements in the Arboricultural Method Statement received by the Local Planning Authority 11th September 2020

Reason

In order to protect the visual amenities of the area in accordance with policy SD.14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 13

The development shall be constructed in accordance with the Proposed materials schedule (PL-19-289-12) received by the Local Planning Authority 13th January 2020.

Reason

In order to protect the visual amenities of the area in accordance with policy SD.14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 14

The surfacing details shown in the approved landscaping plan PL19-289-10 rev C and submitted photograph received by the Local Planning Authority 14th September 2022 shall be implemented before the buildings are occupied and thereafter retained.

Reason

To ensure that the proposed surfacing material preserves the visual amenity of the area and the amenity of the neighbouring properties in accordance with policy SD.14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

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

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 and Development Control Manager

Decision date: 14th September 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET