

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

**Application number:** | 22/00746/FUL  
**Validated on:** | 25<sup>th</sup> August 2022  
**Site address:** | 88 Henry Road  
**Proposal:** | Erection of outbuilding to provide ancillary hobby room

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 Plans, Elevations & Block Plan. Plan No. T1321.04C

**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 be as detailed on the submitted application forms and approved drawings.

**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**

The outbuilding hereby permitted shall be used only for purposes ancillary to the enjoyment of the dwellinghouse on site and shall not be used as an independent unit of accommodation.

**Reason**

To accord with the details of the submitted application and to accord with the policies of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017)

**Condition 5**

Works on the site to build the outbuilding hereby permitted shall be undertaken in accordance with the Arboricultural Method Statement contained within the Arboricultural Report prepared by Wooton Tree Consultancy dated 19th July 2022 which includes the location and specification of protective fencing, ground protection methods and details of foundation construction methods.

**Reason**

To ensure that the existing trees on site are adequately protected during the course of the works and to accord with the policies of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 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**

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**

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 Manager

**Decision date: 18<sup>th</sup> October 2022**

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