

**APPLICATION NO: 22/00210/PRIOR**  
**VALIDATED ON: 11<sup>th</sup> March 2022**

## **DECISION NOTICE – PRIOR APPROVAL**

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 AS AMENDED BY THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015**

**Location: 3 St Michaels Court**

**Proposal: Application to determine if prior approval is required for a proposed change of use from Use Class E (commercial, business and service) to a mixed use of continuing Use Class E on the ground floor and the conversion of two upper floors into 2 no. 2 bed self contained flats (C3).**

I refer to your above mentioned notification application as to whether the Council's Prior Approval is required for the change of use of the structure under Schedule 2, Part 3, Class Ma of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015.

Following your notification application of the above development, I inform you that in this particular case, **PRIOR APPROVAL IS REQUIRED AND IS HEREBY APPROVED** due to the reason(s) below:

### **Condition 1**

The development hereby permitted shall be carried out in accordance with the drawing numbers:

- Site Location Plan 0001 Rev 01
- Proposed Site Plan 2000 Rev 01
- Proposed Floor Plans 2100 Rev 01

except where these may be modified by any other conditions attached to this approval .

### **Reason**

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

### **Condition 2**

The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of no. 2 bicycles per flat has been made available in accordance with details to be submitted to and approved in writing by the LPA.

### **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 in accordance with paragraph 110 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**

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.

**Date: 27<sup>th</sup> May 2022**



**Jon Bishop**  
Planning and Development Control Manager