

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

**Application number:** | 21/01145/FUL  
**Validated on:** | 13<sup>th</sup> June 2022  
**Site address:** | 21 Elmbridge Road  
**Proposal:** | Change of use of residential care home into a 14 bedroom dwelling (C3 use class)

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:

- P-001 Site Location Plan;
- P-002 Existing & Proposed Information.

**Reason**

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

**Condition 3**

The dwelling hereby permitted shall not be occupied or brought into use until secure cycle parking (to a minimum of one space per bedroom) has been provided in accordance with the details that shall first be submitted to and approved in writing by the local planning authority. The development shall be maintained in accordance with the approved details thereafter.

**Reason**

To ensure the development promotes the use of low-carbon modes of transport and contributes positively towards healthy communities in accordance with the aims of policies INF1 and SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and emerging policies A1 and G3 of the Gloucester City Plan.

**Condition 4**

The dwelling hereby permitted shall not be occupied or brought into use until at least one off-street car parking space has been equipped with an electric vehicle charging point. Thereafter, the development shall be maintained in that state.

**Reason**

To ensure the development promotes the use of sustainable modes of transport and to benefit healthy communities in accordance with the aims of policies SD4 and INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and emerging policies G1 and G2 of the Gloucester City Plan.

**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. If, at any stage of the development, unexpected contaminated material is encountered you are advised to cease all further works and 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 Control Manager

**Decision date: 27<sup>th</sup> July 2022**

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