

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

Application number:	22/00813/FUL
Validated on:	18 th August 2022
Site address:	Pincoed - 110 Hempstead Lane
Proposal:	Variation of condition 2 (plan numbers) of permission number 19/00340/FUL to add 2 additional vehicle accesses from Hempstead Lane to create separate vehicle accesses for plots 1 and 2, plot 3 and plots 4 and 5

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 9th November 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, application form, the Arboriculture Survey, Impact Assessment and Protection Plan and drawing numbers; - 5893/P/610 (Elevations plots 2,3 and 4); - 5893/P/312 Rev D (Proposed plans and elevations plot 5); - 5893/P/311 Rev A (Proposed floor plans plots 2,3 and 4); - 5893/P/200 Rev B (Proposed floor plans plot 1); - 5893-P-701 Rev B (Proposed Elevations plot 1); - SP01 (Swept Path Analysis); - SK01 Rev B (Visibility splay).

And
Highways Technical note (August 2022) and drawing 5893/P/10 rev I (proposed site plan), 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 use or occupation of the proposed dwelling (plot 1) hereby permitted the window on the south side elevation shall be constructed so that no part of the framework less than 1.7 metres above finished floor level shall be openable. Any part below that level shall be fitted with, and retained for the lifetime of the development in, obscure glazing at a minimum level of Pilkington level 4 or equivalent.

Reason

In order to protect the residential amenity of adjacent properties in accordance with policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017)

Condition 4

Prior to the use of occupation of the proposed dwelling (plot 5) hereby permitted. The windows on the east elevation shall be constructed so that no part of the framework less than 1.7 metres above finished floor level shall be openable. Any part below that level shall be fitted with, and retained for the lifetime of the development in, obscure glazing at a minimum level of Pilkington level 4 or equivalent. Reason In order to protect the residential amenity of adjacent properties in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 5

The development hereby approved shall not be occupied or brought into use until the surface water disposal system has been completed in accordance with the surface water drainage details previously approved by the local planning authority on 16th June 2020 (under local planning authority application no. 20/00354/CONDIT). Thereafter, the development shall be maintained in accordance with the agreed details.

Reason

To ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Gloucester City Council and Central Government and Policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 6

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 Policies SD4 and SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 7

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site outside the following times: Monday to Friday 8:00am - 6:00pm, Saturday 8:00am - 1:00pm not at any time on Sundays, Bank or Public Holidays.

Reason

To protect the amenity of local residents in accordance with policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017)

Condition 8

Prior to the use or occupation of the site visibility splays shall be provided in accordance with SK02 REV A (Visibility splay) and shall be retained as such for the lifetime of the development.

Reason

To ensure safe and suitable access to and from the site in accordance with Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 9

No dwellings hereby permitted shall not be occupied or brought into use until the vehicular accesses, parking and turning areas to serve each plot have been completed in accordance with the details of approved drawing number 5893-P-10 rev I. Thereafter, the parking and turning areas shall be maintained in accordance with the approved details and kept available for their intended use.

Reason

To ensure safe and suitable access to and from the site in accordance with Policies SD4 and INF1 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

The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out. Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Councils costs in undertaking the following actions:

- Drafting the Agreement
- A Monitoring Fee
- Approving the highway details
- Inspecting the highway works

Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved

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 Development Manager

Decision date: 10th November 2022**PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET**