

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

Application number: | 22/00141/FUL
Validated on: | 10th March 2022
Site address: | 65 Hucclecote Road
Proposal: | Dropped kerb at front of property of Hucclecote Road

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

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers except where these may be modified by any other conditions attached to this permission:

- Existing Block Plan
- Proposed Block Pan
- Proposed Kerb Block Plan
- Site Location Plan
- Site Map

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 match in colour, form and texture to those of the existing building.

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 development hereby permitted shall be not be brought into first use until the vehicle crossover has been installed at the carriageway edge and constructed across the footway fronting the site in accordance with Proposed Kerb Block Plan.

Reason

In the interests of safety and accessibility.

Condition 5

The development hereby permitted shall not be brought into first use until the access and driveway has been constructed in accordance with the submitted Proposed Kerb Block Plan and those facilities shall be maintained for the duration of the development.

Reason

To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

Note 1

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway.

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: 18th July 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET