

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

Application number: | 20/01042/FUL

Validated on: | 11th November 2020

Site address: | 25 Alvin Street

Proposal: | Conversion and extension of existing rear extension and new conservatory structure to rear, to create internal therapy pool.

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:

- PL005 – Proposed Elevations;
- PL004 Rev.A – Proposed Floor Plans;
- PL001 – Site Location Plan.

Reason

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

Condition 3

The therapy pool extension hereby approved shall not be occupied or brought into use until the glazed roof has been fitted with obscure glazing (to a minimum Pilkington Level 3). The development shall be retained in that state thereafter.

Reason

To protect the privacy of nearby residential properties and future users of the development in accordance with the aims of policies SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017) and emerging policy B3 of the Gloucester City Plan.

Condition 4

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external plant shall be erected/installed onto the rear extension hereby approved unless full written details have first been submitted to and approved in writing by the local planning authority

Reason

To protect the amenities of nearby residential properties in accordance with the aims of policies SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017) and emerging policy B3 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. 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 Control Manager

Decision date: 7th July 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET