

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

**Application number:** | 22/00483/FUL  
**Validated on:** | 23<sup>rd</sup> May 2022  
**Site address:** | 26 Kingsholm Road  
**Proposal:** | Installation of dropped kerb

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 following drawings:

Block Plan  
Site Location Plan

**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**

Notwithstanding the submitted details, the vehicular access hereby permitted shall be not be brought into first use until the vehicular access and vehicle crossover has been installed at the carriageway edge and constructed across the footway fronting the site broadly in accordance with the approved plans and with the area of driveway surfaced in a bound permeable material, and shall be maintained thereafter.

**Reason**

To reduce potential highway safety impact by ensuring that a safe and suitable access is laid out and constructed that minimises the conflict between pedestrians, cyclists and vehicles in accordance with paragraph 110 and 112 of the National Planning Policy Framework.

**Note 1**

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 for which a Section 184 license is required. The applicant is advised to contact Gloucestershire Highways on 0800 514 514 or [highways@gloucestershire.gov.uk](mailto:highways@gloucestershire.gov.uk) before commencing any works on the highway. Full details may be found at [www.gloucestershire.gov.uk](http://www.gloucestershire.gov.uk)

**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.

**Note 3**

The applicant is advised that under Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which relates to the installation of hard surfaces incidental to the enjoyment of a dwellinghouse, that where adjacent to a highway these must be made of porous materials or provision made for direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. If this is not to be the case then you are advised to contact Gloucester City Planning Department for further advice.

**Jon Bishop**

Planning and Development Control Manager

**Decision date: 5<sup>th</sup> September 2022**

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