

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

Application number: | 21/00867/FUL
Validated on: | 23rd September 2021
Site address: | 50 Oxstalls Drive
Proposal: | Construct proposed annexe at side of property

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:

- Proposed Elevations Rev.1;
- Proposed Floor Plans Rev.1;
- Proposed Site/Block Plan Rev.1.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 3

The development hereby permitted shall not be occupied or brought into use until all impermeable surfaces have been connected to a surface water storage and disposal system that has been constructed/installed in accordance with full written details that shall first be submitted to and approved in writing by the local planning authority. As a minimum, the written details shall include the following information:

- How the sustainable drainage systems (SuDS) hierarchy has been applied to inform the chosen method over others;
- where an infiltration method (soakaway) is proposed, BRE 365 infiltration test results and soakaway sizing calculations must be submitted (for the 100yr +40% climate change allowance design rainfall event);
- details of natural SuDS attenuation measures and rainwater harvesting (raingardens, SuDS ponds, open swales, use of waterbutts etc.);
- where connection into a watercourse or the highway surface water management system is proposed, details must demonstrate that onsite storage can be provided for the 100yr +40% climate change allowance design rainfall event and that outflow from the system will be managed at as close to greenfield rates as possible;

- layout plans of the proposed system (to a recognised scale);
- management/maintenance details to ensure the drainage system operates as intended for the lifetime of the development.

Thereafter, the development shall be maintained in accordance with the approved details.

Reason

To ensure that future occupiers of the development are protected from surface water flooding and to prevent increased surface water flood risk to adjacent land and the public highway in the locality in accordance with the aims of policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017) and the planning policy advice of the National Planning Policy Framework.

Condition 4

The ground floor level of the extension hereby approved shall be constructed no lower than the ground floor level of the existing house and shall be maintained in that state thereafter.

Reason

To ensure that future occupiers of the development are protected from surface water and river flooding in accordance with the aims of policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017) and the planning policy advice of the National Planning Policy Framework.

Condition 5

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)

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 1996. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DCLG publication Preventing and resolving disputes in relation to party walls – explanatory booklet.

Note 3

The information required to be submitted to satisfy condition 3 of this planning permission should be informed by the Environment Agency design guides Improving the flood performance of new buildings: flood resilient construction Ref: ISBN 9781859462874 and Prepare Your Property for Flooding – A Guide for Householders and Small Businesses Ref: LIT 4284. Both are available to download at www.gov.uk.

Note 4

Condition 4 of this planning permission requires the submission of surface water drainage system design details. If the proposal will utilise infiltration measures (soakaways) to manage surface water run-off, details are required to be submitted to ensure that ground conditions are appropriate (please note infiltration measures must comply with the relevant building regulations).

Prior to any consideration of connection to a watercourse or the public sewer, priority must be given to the use of natural Sustainable Drainage Systems (SuDS) measures (such as rainwater harvesting, directing run-off to raingardens, SuDS ponds, open swales, green roofs etc.).

Any details submitted to discharge condition 4 must demonstrate how the drainage system has been designed to incorporate SuDS principles and that it would be capable of managing a 1 in 100 year rainfall event (plus climate change variables) with a restricted outflow of no greater than 2l/s.

To assist you with the design of any required storage and attenuation system the city council has published a drainage guidance document Householder Guidance Flood Risk & Drainage (February 2021), available to download from the public website [CLICK HERE FOR LINK](#).

Note 5

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: 6th May 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET