

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

**Application number:** | 22/00288/FUL  
**Validated on:** | 16<sup>th</sup> March 2022  
**Site address:** | 15 Green Lane  
**Proposal:** | Conversion of 2 no. flats into 2 no. 3 bed dwellings

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:

- 3035/PL01 – Site Location Plan;
- 3035/PL05B – Proposed Plans;
- 3035/PL06B – Proposed Elevations;
- 3035/PL07B – Proposed Block Plan.

**Reason**

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

**Condition 4**

Construction of the new-build dwelling hereby approved shall not proceed beyond finished-floor/slab level until a schedule of external materials, finishes and fenestration details has been submitted to and approved in writing by the local planning authority. As a minimum the materials schedule shall include the manufacturer and material name, details of the colour (where relevant) and a photographic example of the material/finish. Thereafter, the development shall be completed and maintained in accordance with the approved details.

**Reason**

To ensure the development is compatible with its surroundings and is constructed to a high-quality design in accordance with the aims of policies SD4 and SD10 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and emerging policies A1 and F1 of the Gloucester City Plan.

**Condition 3**

The dwellings hereby permitted shall not be occupied or brought into use until the hard-surfaced off-street car parking spaces, to serve each unit have been provided in accordance with the details of approved plan number 3035/PL07B – Proposed Block Plan.

Any new hard-surfaced areas shall be constructed either of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

The development shall be maintained in that state thereafter.

**Reason**

To ensure that sufficient off-street car parking is provided to compensate for the development in accordance with the aims of policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and emerging policies A1 and G3 of the Gloucester City Plan.

**Condition 4**

The dwellings hereby permitted shall not be occupied or brought into use until at least one off-street parking space per dwelling has been equipped with an electric vehicle charging point. Thereafter, the development shall be maintained in that state.

**Reason**

To ensure the development promotes the use of sustainable modes of transport and to benefit healthy communities in accordance with the aims of policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and emerging policies G1 and G2 of the Gloucester City Plan.

**Condition 5**

The new-build dwelling hereby permitted shall not be occupied or brought into use until the first-floor side facing bathroom window has been fitted with obscure glazing (to a minimum Pilkington Level 3 obscurity). Thereafter, the development shall be maintained in that state.

**Reason**

To ensure that the privacy of neighbouring occupiers and future occupiers of the site is protected in accordance with the aim of policies SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and emerging policy A1 of the Gloucester City Plan.

**Condition 6**

The dwellings hereby permitted shall not be occupied or brought into use until areas for secure, covered cycle storage (for a minimum of three bicycles per dwelling) and bin storage areas have been installed within each plot in accordance with full details that shall first be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be maintained in that state.

**Reason**

To ensure that sufficient off-street car parking is provided to compensate for the development in accordance with the aims of policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and emerging policies A1 and G3 of the Gloucester City Plan.

**Condition**

The boundary enclosures shall be constructed strictly in accordance with the layouts shown on approved plan number PL07C (Proposed Block Plan) and shall be maintained in that state thereafter. At no time shall any means of enclosure be constructed in alternative locations unless planning permission is first sought and granted by the local planning authority.

**Reason**

In the interests of ensuring neighbours of the site as well as future occupiers of the development have sufficient privacy and to ensure that off-street parking areas benefit from safe access in accordance with the aims of policies SD4, SD14 and INF 1 of the of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and emerging policies A1 and G1 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: 31<sup>st</sup> August 2022**

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