

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

**Application number:** | 22/00780/FUL  
**Validated on:** | 25<sup>th</sup> September 2022  
**Site address:** | 10 James Grieve Road  
**Proposal:** | To provide a ground floor bedroom with ensuite level access

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 the following drawing numbers except where these may be modified by any other conditions attached to this permission:

- Existing site location plan
- Proposed site location plan
- GOBLE9052022 Drainage plan
- GOBLE9052022 Existing ground floor plan
- GOBLE9052022 Existing rear elevation
- GOBLE9052022 Existing side elevation View A
- GOBLE9052022 Existing side elevation View B
- GOBLE9052022 Existing site plan
- GOBLE9052022 Proposed extension plan revised
- GOBLE9052022 Proposed Ground Floor Plan
- GOBLE9052022 Proposed rear elevation
- GOBLE9052022 Proposed side elevation View B
- GOBLE9052022 Proposed side elevation View A
- GOBLE9052022 Proposed site 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**

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 3 no. high-level side windows (south facing, towards no. 8 James Grieve Road shown in proposed side elevation view A) of the extension hereby permitted shall be constructed so that they can open to a position no more than 45 degrees outward from the closed position and shall be fitted with, and retained in, obscure glazing (Pilkington Level 4 or equivalent).

**Reason**

To protect the privacy of adjacent properties.

**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 Development Manager

**Decision date: 10<sup>th</sup> November 2022**

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