

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

Application number:	22/00204/REM
Validated on:	17 th March 2022
Site address:	Land rear of 3-29 Paygrove Lane
Proposal:	Application for approval of reserved matters of appearance, landscaping, layout and scale, for 10 no. residential units and public open space including associated landscaping, car parking and access (pursuant to outline permission ref. 16/01558/OUT)

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 approved shall be carried out in accordance with the drawings and specifications on the following plans and documents except where otherwise required by conditions of this reserved matters approval or of the outline planning permission:

Site location plan ref. 21.20.020 PL001 A
Existing and proposed block plans ref. 21.20.020 PL004 D
Proposed site layout and street scene ref. 21.20.020 PL005 H
Materials distribution and landscaping ref. 21.20.020 PL006 J (facing materials are subject to separate approval under condition of the outline permission)

Lawrence house type 2 bedroom ref. 21.20.020 PLH01A
Latchford house type 3 bedroom ref. 21.20.020 PLH02A
Langley house type 4 bedroom ref. 21.20.020 PLH03A
Ranscombe house type 4 bedroom ref. 21.20.020 PLH04A
Ruscombe house type 5 bedroom ref. 21.20.020 PLH05A
Proposed single garage ref. 21.20.020 PLG02A
Proposed pair garages ref. 21.20.020 PLG01A

Estate railing and gate detail ref. 21.20.020 PL007A
Close board timber fence detail ref. 21.20.020 PL008
12k Envirofence – 2m high ref. J7/01166

Engineering Layout Sheet 1 CTP-0760 C002G
Engineering Layout Sheet 2 CTP-0760 C003F
Surfaces Plan CTP-0760 C005E
Internal visibility assessment 21-0760 SK03 Rev. B

Hedge Planting proposals 22084.101
Detailed planting proposals – rainwater garden 21-0760 4100 Rev. P01
MHP Hedge Planting proposals ref. 22084.101

Reason

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

Condition 2

The development hereby permitted shall be carried out to comply with the standards set out in the submitted document 21.20.020 titled "Summary of Compliance with Technical Housing Standards, Nationally Described Space Standards; and required compliance with AD M4(2) required to 25% of development".

Reason

To ensure the development is carried out in accordance with the submitted confirmation of meeting standards for space and for accessible and adaptable dwellings required by the City Plan.

Condition 3

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension or other enlargement including dormer windows and outbuildings, or alterations to insert rooflights, shall be constructed at any of the residential premises hereby approved except those expressly authorised by this approval and shown in the approved plans.

Reason

To preserve the amenities of residents of nearby properties given the relationships between properties, by ensuring any such development proposal is given full consideration as to its impacts on amenity through a planning application.

Condition 4

Building works and vegetation removal shall take place outside of the bird nesting season. If this cannot be achieved, a suitably qualified ecologist shall carry out a nesting bird check prior to work and supervise those works where required.

Reason

To protect biodiversity interests.

Condition 5

Prior to occupation of a residential unit the approved cycle and bin storage facilities for that unit shall be made available for use in accordance with the approved plans.

Reason

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up, and in the interests of the visual amenities of the area and avoiding clutter on the highway.

Condition 6

The development hereby approved shall not be brought into use until electric vehicle charging points have been installed in accordance with the approved plans.

Reason

To encourage sustainable travel and healthy communities.

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 Manager

Decision date: 7th October 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET