

APPLICATION NO: 19/00617/FUL
VALIDATED ON: 6th June 2019

TO

Mr John Williams
Tredworth Motorcycles
c/o Mr Toby Coombes
Coombes Everitt Architects Limited
105-107 Bath Road
Cheltenham
GL53 7LE

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

Location: 64 - 68 High Street Gloucester GL1 4SR

Proposal: Variation of condition 2 of permission 17/00586/COU - changes to the fenestration from previously approved

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 drawing numbers PL001 rev C, PL002 rev E, PL003 rev F, PL004 rev E, and PL005 rev B received by the Local Planning Authority 13th August 2019 except where these may be modified by any other conditions attached to this permission.

Reason

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

Condition 3

Prior to first occupation of the development the

- i) Finished floor levels in the conversion shall be set at a minimum of 17.27m AOD.
- ii) The flood resilience measures set out in Section 7.1 of the Flood Risk Assessment (received 19th April 2018) (SLR Ref: 410.07723.00001) shall be implemented.
- iii) The new patios and hardstanding areas shall be constructed from a permeable material.

Reason

To mitigate residents against the risk of flooding and to minimise surface water runoff from the development in accordance with policy INF2 of the JCS (2017)

Condition 4

The dwellings hereby permitted shall not be brought into use until the existing vehicular dropped kerb to the site has been permanently closed, and the footway/verge in front has been reinstated, in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework.

Condition 5

The development hereby permitted shall not be occupied until the cycle storage facilities for 6 bicycles have been made available for use in accordance with the submitted plan PL003 F and those facilities shall be maintained for the lifetime of the development.

Reason

To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 32 of the National Planning Policy Framework.

Condition 6

No above ground development shall take place until details or samples of materials to be used externally have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the materials harmonise with the surroundings in accordance with policy SD.4 of the JCS (2017).

Condition 7

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 windows or dormer windows (other than those expressly authorised by this permission) shall be constructed in the south-west elevation of the three new dwellings fronting Dynevor Street.

Reason

In order to protect the residential amenity of adjacent properties in accordance with policy SD.14 of the JCS (2017).

Condition 8

The first floor bedroom windows in the rear elevation of the three new dwellings (fronting Dynevor Street) hereby permitted, shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with, and retained in, obscure glazing (minimum Pilkington level 4 obscurity or equivalent).

Reason

In order to protect the residential amenity of adjacent properties in accordance with policy SD.14 of the JCS (2017).

Condition 9

The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water and have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure satisfactory drainage of the site and avoid flooding in accordance with policy INF.2 of the JCS (2017). It is important that these details are agreed prior to the commencement of development as any works on site could have implications for the drainage in the locality.

Condition 10

The proposed bin stores and boundary treatments shall be erected as shown on drawing number PL003 rev F before the buildings are occupied and these shall be retained in perpetuity.

Reason

In order to protect the residential amenity of the occupiers and the adjacent properties in accordance with policy SD.14 of the JCS (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

The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.

Note 3

Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Note 4

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.

Date: 27th August 2019



City Growth and Delivery Manager

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET