

# Tewkesbury Borough Council

## TOWN AND COUNTRY PLANNING ACT, 1990

# PERMISSION

## FOR DEVELOPMENT

*In pursuance of their powers under the above mentioned Act, the Borough Council as Local Planning Authority **HEREBY PERMIT** the development described hereunder in accordance with the submitted application and the accompanying plan(s), but subject to the conditions hereunder stated.*

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**APPLICATION NO:** 16/01386/FUL  
**APPLICATION DATE:** 08.12.2016

**TO:**

Rachael Lathbury & Andrew Ward  
C/O Cotswold Architects  
41 Pheasant Way  
Cirencester  
GL7 1BJ  
FAO Mr Matt Edwards

**DESCRIPTION OF LAND:**

Brukung  
Alstone  
Tewkesbury  
Gloucestershire  
GL20 8JD

**DESCRIPTION OF DEVELOPMENT:**

Tile hanging replaced with timber cladding on front and rear elevations, single storey rear extension, replacement garage roof with new parapet wall.

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**Conditions Attached to Permission:-**

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans/drawings Nos. 16-036-E-SLP, 16-036-P-E01, 16-036-P-GF01, 16-036-P-SP01 received by the Local Planning Authority on 08.12.2016
- 3 The facing materials to be used for the replacement external cladding on the front and rear elevation shall be horizontal cedar boarding and shall not be treated in any way and left to weather and silver naturally unless otherwise agreed in writing with the Local Planning Authority
- 4 Building operations shall not be commenced until samples of the render (including texture, colour \_ finish) proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.
- 5 The materials to be used for the external finish of the West facing side wall of the extension hereby permitted shall be reconstituted stone or similar to match the external wall of the dwelling house, unless otherwise agreed in writing by the Local Planning Authority.

**Reasons for the Conditions:-**

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interest of proper planning
- 3 To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with the NPPF
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**Notes:-**

**1 Statement of Positive and Proactive Engagement**

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, detailed published guidance to assist the applicant and published 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.

- 2 Conditions attached to this planning permission require written approval of details. A fee is payable where written approval is required by condition. Current fees at the time of this decision are £97 per request for written approval (or £28 where the related permission was for extending or altering a dwelling or other development in the curtilage of a dwelling). The fee is payable per request and not per condition.

Fees are subject to change and you are advised to check the fee information on our website prior to submitting a request for written approval.

**Date:** 02.02.2017



**Head of Development Services**  
duly authorised in that behalf

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**N.B.** It is important that you should read the notes on the reverse/attached with this form  
**\*\* This decision is not an approval under Building Regulations – refer to Note \*\***

# NOTES

## APPEALS TO THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG)

If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development subject to conditions then you can appeal to the DCLG, under Section 78 of the Town and Country Planning Act, 1990.

If you want to appeal, then you must do so within **12 weeks** of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or from the appeals area on [www.gov.uk/topic/planning-development/planning-permission-appeals](http://www.gov.uk/topic/planning-development/planning-permission-appeals) Some personal information will be displayed on this website please contact the Planning Inspectorate on 0303 444 00 00 if you have any concerns

The DCLG can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The DCLG need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under a Development Order.

In practice, the DCLG does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

## PURCHASE NOTICES

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

## OTHER INFORMATION

This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulations consent for the development may be necessary and you should approach the Building Control section on [Buildingcontrol@cheltenham.gov.uk](mailto:Buildingcontrol@cheltenham.gov.uk).

If the work authorised by this permission involves the alteration to an access or the crossing of the highway verge or kerb, you are requested to consult the County Highways Divisional Manager before commencing such work. The address of the Gloucestershire Highways, Imperial Gate Business Park, Corinium Avenue, Barnwood, Gloucester, GL4 3BW

If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of this decision. Failure to do so may result in a delay in the provision of these services.

Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to consents constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken.

Any further information concerning this decision can be obtained from the Development Manager, Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Glos, GL20 5TT. Please quote the reference number of this permission in any correspondence.