

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL
IMPACT ASSESSMENT) REGULATIONS 2017**

SCREENING OPINION

Agent/Applicant: Out Of The Valley
3 St Peters Close
London
E2 7AE

Application Reference: 23/03806/CLOPUD

Description Of Proposed Development : Certificate of lawful proposed use or development under Section 192 of the Town and Country Planning Act 1990 for erection of a pre-fabricated cabin for use as home office, to replace existing garden shed

Location: 1 Hazleton Cheltenham Gloucestershire GL54 4DX

The above application was received by Cotswold District Council on 4 December 2023 and was not accompanied by an Environmental Impact Assessment with a formal Environmental Statement.

The development falls under Schedule 2 of the above regulations and is within a "sensitive area" because it falls within an Area of Outstanding Natural Beauty as defined in Regulation 2, subparagraph (1) Interpretation. Having considered the criteria stated within Schedule 3 the Local Planning Authority concludes that it will have no significant environmental effects having regard to its nature, size and location and therefore **will not** require the submission of an Environmental Impact Assessment.

Yours faithfully

Robert Weaver
Chief Executive
Cotswold District Council