

# 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: 17/00714/FUL  
APPLICATION DATE: 27.07.2017

**TO:**

Mr & Mrs Britton  
C/O PSK Architect  
6A Blacksmith Lane  
Churchdown Gloucestershire  
GL3 2EU  
FAO Mr Paul Karlsson

**DESCRIPTION OF LAND:** The Paddock Parton Road Churchdown Gloucestershire GL3 2JJ

**DESCRIPTION OF DEVELOPMENT:** Proposed single storey extension both sides of the property.

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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 external materials of the proposed extensions shall match as near as possible the materials of the existing dwelling.
- 3 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.  
Site plan, block plan, existing / proposed elevations and existing / proposed floor plans received by the Council on the 30th June and 27th July 2017.
- 4 There shall be a new 1.8 metre high brick wall along the northern boundary. Before the development is completed and any windows are installed the exact details of the boundary treatment shall be submitted to and 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.
- 2 To ensure that the extension is in keeping with the existing building in accordance with Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
- 3 To define the terms and extent of the permission.
- 4 To safeguard the privacy of residents in the locality in accordance with Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

**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.

**Date:** 20.10.2017



**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.

## PARTY WALL ACT

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

This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.

## 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.