

- 5 FEB 2024

Received

## TOWN AND COUNTRY PLANNING ACT 1990 PERMISSION FOR DEVELOPMENT

Mr & Mrs Rob Moore  
35 Ludlow Close  
Willsbridge  
Bristol  
South Gloucestershire  
BS30 6EB

APP REF: P19/12271/F  
DATE VALID: 6th September 2019  
DECISION DATE: 6th December 2019  
PARISH: Oldland Parish Council

### NOTICE OF DECISION

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

**APPLICATION NO:** P19/12271/F

**DESCRIPTION OF DEVELOPMENT:** Erection of single storey rear and two storey side and rear extensions to provide additional living accommodation.

**APPLICANT:** Mr & Mrs Rob Moore

**LOCATION:** 35 Ludlow Close Willsbridge Bristol South Gloucestershire  
BS30 6EB

In accordance with the application and accompanying plans, subject to the conditions specified below:

#### CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason**

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

**Reason**

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

Strategic Planning, South Gloucestershire Council, Department For Environment And Community Services,  
PO Box 1954, Bristol, BS37 0DD

Telephone: 01454 868004 Email: [planningapplications@southglos.gov.uk](mailto:planningapplications@southglos.gov.uk)

3. The bricks to be used externally in the development hereby permitted shall match those of the existing building in colour and texture.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the south elevation of the property.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy and PSP38 of the South Gloucestershire Policies Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.**  
**POSITIVE AND PROACTIVE STATEMENT:**

In dealing with this planning application the Local Planning Authority have worked in a positive and proactive manner in seeking a satisfactory resolution to the application, in accordance with the relevant policies.

**ADDITIONAL INFORMATION**

1. This decision relates only to the plans identified below:  
Location Plan, Block Plan and Existing Plans and Elevations, received by the Council on the 3rd September 2019, and Proposed Plans and Elevations (Rev B), dated 7th November 2019.
2. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
3. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.

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4. This Decision Notice grants planning permission. You are advised that it does not imply compliance with Building Regulations and it is essential that you contact the Council's Building Control Manager with regard to your proposals before proceeding.
5. Attention is drawn to the fact that trees on this site are covered by a Tree Preservation Order. It is an offence to contravene the provisions of the Tree Preservation Order, by pruning or felling the tree(s) without consent from the Local Planning Authority.

**PLEASE NOTE:** The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. For further information regarding the discharge of Planning Conditions and the relevant forms please view "compliance with conditions" on our website, [www.southglos.gov.uk](http://www.southglos.gov.uk) If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated. The council holds a definitive copy of this planning decision notice. You should be aware of the risk that subsequent copies of the decision notice may be subject to unauthorised alteration and if necessary you are advised to refer to the council for verification. The definitive copy can be viewed via the council's planning website.



**DEVELOPMENT MANAGER:**

**DATE:** 6th December 2019

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