



Gloucester City Council

Planning Committee

Meeting: Tuesday, 7th July 2015 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

Membership:	Cllrs. Taylor (Chair), Lewis (Vice-Chair), Hilton, McLellan, Smith, Hobbs, Hanman, Williams, Brown, Dee, Toleman, Chatterton and Etheridge
Contact:	Tony Wisdom Democratic Services Officer 01452 396158 anthony.wisdom@gloucester.gov.uk

AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 7 - 12) To approve as a correct record the minutes of the meeting held on 9 June 2015.
4.	80 LONGFORD LANE - 15/00330/FUL (Pages 13 - 34) Application for Determination. Contact: Development Control (Tel 01452 396783)
5.	DELEGATED DECISIONS (Pages 35 - 56) To consider a schedule of applications determined under delegated powers during the month of April 2015.
6.	DATE OF NEXT MEETING Tuesday, 4 August 2015 at 6.00 pm.

M. Shields

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Martin Shields
Corporate Director of Services and Neighbourhoods

Date of Publication: Monday, 29 June 2015

NOTES

Disclosable Pecuniary Interests

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area. For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and (b) either – i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with

whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, “securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

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For further details and enquiries about this meeting please contact Anthony Wisdom, 01452 396158, anthony.wisdom@gloucester.gov.uk.

For general enquiries about Gloucester City Council’s meetings please contact Democratic Services, 01452 396126, democratic.services@gloucester.gov.uk.

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HUMAN RIGHTS

In compiling the recommendations on the following reports we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any affected properties. In particular, regard has been had to Article 8 of the ECHR (Right to respect for private and family life, home and correspondence) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop land in accordance with planning permission and the rights under Article 8 of adjacent occupiers. On assessing the issues raised by the applications no particular matters, other than those referred to in the reports, warrant any different action to that recommended.

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PLANNING COMMITTEE

MEETING : Tuesday, 9th June 2015

PRESENT : Cllrs. Taylor (Chair), Hilton, McLellan, Hobbs, Hanman, Williams, Brown, Dee, Toleman, Chatterton, Etheridge and Hansdot

Others in Attendance

Jon Sutcliffe, Development Control Manager

Michael Jones, Locum Solicitor

Joann Meneaud, Principal Planning Officer

Caroline Townley, Principal Planning Officer

Andy Powick, Planning Compliance Officer

Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllrs. Lewis and Smith

1. APPOINTMENTS MADE AT ANNUAL COUNCIL

The following appointments made at the Annual Meeting of the Council were noted:-

Planning Committee

Chair: Councillor Taylor

Vice-Chair: Councillor Lewis

Planning Policy Sub-Committee

Chair: Councillor Taylor

Vice-Chair: Councillor Lewis

Members: Councillors Dee, McLellan and Smith

2. DECLARATIONS OF INTEREST

No declarations were made on this occasion.

3. MINUTES

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The minutes of the meeting held on 12 May 2015 were confirmed and signed by the Chair as a correct record.

4. AREA 4B1 ON FRAMEWORK PLAN 4, KINGSWAY, FORMER RAF QUEDGELEY -14/01477/FUL

The Principal Planning Officer presented her report which detailed a reserved matters application for the erection of 131 one, two, three and four bedroom dwellings, including apartments and houses, with vehicular access, drainage and associated works on area 4B1 on Framework Plan 4, Kingsway.

She referred Members to the late material and she advised that Officers had been working with the Applicant to achieve significant changes to the road layout of the development.

She illustrated the proposed parking provision and advised that double yellow lines would be necessary to prevent obstruction. She considered that the Applicant had endeavoured to ensure that convenient parking was located on or near to dwellings. She recommended that in the event the Committee approve the application, the Development Control Manager be authorised to approve the detailed wording of appropriate conditions.

Ben Draper, for the applicants, addressed the Committee in support of the application.

Mr Draper advised that the application had been the subject of many discussions with Officers prior to May when the applicant had requested that the application be deferred.

He noted that there had been no objections from the public and the proposal was in accordance with the development plan in terms of density, affordable housing and tenure of properties.

He believed that the application before the Committee represented the best that could be achieved for the site. He was conscious of overspill parking from previous phases of the overall development and noted that the current proposal would provide 298 car parking spaces for 131 dwellings compared to the 204 spaces provided for 120 dwellings in the previous phase.

He noted that the Local Highways Authority had accepted the proposal and that it had addressed the concerns expressed by Officers regarding affordable housing. He pointed out that a footpath had been proposed through the centre of the development and pedestrian refuges had been included on two corners of the access road to the north.

Significant Section 106 infrastructure contributions were planned together with 30 per cent affordable housing. He believed that the lack of objection supported his firm belief that the application represented the best possible solution.

Councillor Hobbs expressed concerns regarding the shared space approach and the ability of refuse vehicles and other large vehicles to navigate around the

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development if there was displaced parking. He called for a two hour restriction to be imposed on the visitor car parking spaces to prevent abuse of those spaces by residents.

Councillor McLellan believed that the application represented a realistic approach but he still had concerns regarding visitor parking. He welcomed the proposed restrictions of converting garages to living space.

The Principal Planning Officer advised that these issues had been considered in great detail. The shared surface would keep vehicle speeds low. She advised that layouts like this included details of vehicle tracking movements and these had been checked by Highways Officers. She noted that any restriction on visitor parking spaces would prevent use of those spaces by residents.

Councillor Hobbs believed that there would be displaced parking and problems with refuse collection and other large vehicles. He was advised that Highways Officers required parking restrictions to be put in place to prevent this.

The Chair believed that visitor parking should not be restricted and he welcomed the additional footpath and creation of two culs-de-sac in place of the long shared space.

Councillor Etheridge suggested a weight restriction but was advised that this would be impractical due to the need for delivery, removal and refuse vehicles to access properties.

Councillor Dee suggested a restriction on parking for part of the day when refuse was collected each week and was advised that the timing of deliveries could not be controlled.

Councillor Hilton was advised that the change to two culs-de-sac would reduce through traffic, reduce speeds and introduce an intimacy to the area. He asked whether Officers were confident that the design of the new footway would prevent anti-social behaviour.

The Principal Planning Officer illustrated the degree of overlooking and confirmed that the proposal complied with design guidance for footways.

RESOLVED that the application be approved and the Development Control Manager be authorised to approve the detailed wording of appropriate conditions.

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5. 34 BROOKTHORPE CLOSE - 15/00353/FUL

The Development Control Manager presented the report which detailed an application for a two storey side and rear extension together with change of use of

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side piece of land from open space to domestic cartilage and repositioning of garden wall at 34, Brookthorpe Close.

He advised Members that the report had been presented to Members in accordance with the Constitution as part of the site was in the ownership of the Council and objections had been received.

RESOLVED that consent be granted subject to the conditions in the report.

6. THE AQUARIUS CENTRE, EDISON CLOSE - 15/00417/FUL

The Principal Planning Assistant presented her report which detailed an application for the erection of one building with Use Class B1/B8 and ancillary A1 use, associated loading yard, car parking and landscaping at The Aquarius Centre, Edison Close. She advised that the Environment Agency had verbally confirmed that it had no objection to the application subject to the inclusion of the standard land contamination condition as recommended.

Councillor Hobbs believed that the Council should be insisting on the installation of solar panels in applications such as this. He was advised that roof lights were included but there was no Local Plan policy to require solar panels at the present time.

RESOLVED that consent be granted subject to the conditions in the report.

7. PLANNING ENFORCEMENT QUARTERLY PROGRESS REPORT (JANUARY - MARCH 2015)

The Enforcement Officer presented the report which detailed the level and nature of enforcement activity undertaken by the Planning Enforcement Team between January and March 2015 together with an update on formal action being taken against the more serious planning breaches and the results of legal actions undertaken.

He displayed a number of photographs including:-

- Unauthorised satellite dish on Listed Building, Priory Place
- Untidy garden, cleared by direct action
- Unauthorised car sales on Scheduled Ancient Monument, Worcester Street
- Unauthorised works to shop front, Eastgate Street
- Unauthorised banner on shop front, London Road

Councillor Hilton requested further information in respect of 55, Worcester Street, 35, London Road, and 162-7, Barton Street.

The Development Control Manager assured Councillor Hilton that enforcement action was not constrained by finances. The Council would not hesitate to prosecute where appropriate and could request the Court to impose costs. Where direct action was undertaken the costs could be recovered or a charge placed on the property and a budget existed for such action.

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RESOLVED that the report be noted.

8. SECTION 106 MONITORING - PROGRESS REPORT 2014/15

The Enforcement Officer presented the report which identified new Section 106 Agreements entered into, contributions received and other benefits realised as a result of such agreements in the 2014/15 financial year.

Councillor McLellan welcomed the receipts and was advised that Officers determined how to spend the monies received. He was advised that Ward Members were not consulted at the present time and the Enforcement Officer undertook to make enquiries.

RESOLVED that the report be noted.

9. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of March 2015.

RESOLVED that the schedule be noted.

10. DATE OF NEXT MEETING

Tuesday, 7 July 2015 at 6.00pm.

Time of commencement: 18:00 hours

Time of conclusion: 19:10 hours

Chair

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GLOUCESTER CITY COUNCIL

COMMITTEE	:	PLANNING
DATE	:	7TH JULY 2015
ADDRESS/LOCATION	:	80 LONGFORD LANE, GLOUCESTER, GL2 9HA
APPLICATION NO. & WARD	:	15/00330/FUL LONGLEVENS
EXPIRY DATE	:	5 MAY 2015
APPLICANT	:	MR M BOURNE
PROPOSAL	:	CHANGE OF USE OF EXISTING OUTBUILDING TO A SEPARATE DWELLING. (RESUBMISSION OF APPLICATION REFUSED PLANNING PERMISSION UNDER APPLICATION NO.13/00875/FUL)
REPORT BY	:	JON SUTCLIFFE
NO. OF APPENDICES/ OBJECTIONS	:	1. SITE LOCATION PLAN 2. 2014 APPEAL DECISION

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located on the northern side of Longford Lane, approximately 40 metres to the west of its junction with Innsworth Lane.
- 1.2 No.80 Longford Lane comprises a detached 2 storey dwelling house set away from its boundaries and back from the road, behind an 'open plan' area, which provides a parking area to serve no.80. The property is enclosed to the side by a brick wall to its western edge, adjacent to which is a separate driveway which provides access to the rear of the property and an outbuilding which has been constructed.
- 1.3 To the immediate rear of the house is a garden area which is enclosed by a brick wall with close boarded fencing set between piers to the upper parts. This enclosed garden area provides an amenity space to the original dwelling house and measures approximately 19 metres in depth from the back wall of the house and is 9 metres in width.
- 1.4 Beyond this enclosed garden area is a pitched roof single storey outbuilding which has been built and is the subject of this application.

- 1.5 This application seeks planning permission for the change of use of the outbuilding to a self contained dwelling comprising two bedrooms, a bathroom, kitchen/diner and living room. The proposed conversion would require minimal works to the external appearance of the building, which would principally comprise the replacement of the garage door to the front (southern) elevation with a window and main entrance door, the blocking up of the existing entrance door on the western elevation, and the formation of partitions inside.
- 1.6 The building would benefit from its own separate vehicular access between nos.80 and 82 Longford Lane and a turning area in front of the building. To the rear the proposal would provide a private garden area which would be approximately 11.1 metres deep. The access to the site, and the site boundaries, are formed of wooden fencing up to a height of 2 metres. There is also some vegetation climbing that fencing.
- 1.7 The access road between numbers 80 and 82 is surfaced with stone chippings, with two parallel lines of paving flags running down to provide a firmer surface for vehicle tyres to run on. The turning area at the south of the building is currently also stone chippings but the application indicates this would receive a paved surface.
- 1.8 The application has been brought to Committee at the discretion of the Development Control Manager. Previous proposals on this site were considered by Committee.

2.0 RELEVANT PLANNING HISTORY

- 2.1 The application site has been subject to several planning applications which are summarised below:

14/01306/FUL - Change of use of existing outbuilding to a separate dwelling – Application returned; planning authority declined to determine it.

13/00875/FUL - Change of use of existing outbuilding to self-contained residential dwelling. Application refused, and appeal against that decision dismissed.

12/00512/LAW - Outbuilding to rear – Grant Lawful Development Certificate (not implemented)

11/01118/FUL - Alterations to existing vehicular access and construction of a front boundary wall – Grant

11/00646/FUL - Two storey extension to rear and single storey extension to front – Grant

11/00392/LAW - Extension of driveway and hard standing with detached double garage and outbuilding (garden room, hobby room, gym, bathroom) to rear - Refused Lawful Development Certificate

10/00932/FUL - Erection of a detached chalet style dwelling with associated vehicular access and parking - Refused - Appeal Dismissed

10/00004/FUL - Erection of bungalow with detached garage and provision of parking facilities in association with No.80 Longford Lane – Refused

3.0 PLANNING POLICIES

3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework and Guidance has been published and is also a material consideration.

In the Framework, Paragraph 17, Bullet point 4 states:

'Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should...:

always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;...'

Paragraph 53 of the Framework states that:

'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'.

Paragraph 56 advises that

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Paragraph 58 advises that

"Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping”*

3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that, policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.

3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.

3.4 From the Second Stage Deposit Plan the following policies are the most relevant:

H.4 (Housing proposals on unallocated sites); The development of previously used sites and buildings within the built-up area of the city for residential purposes, will be permitted provided that:

1. The site is not allocated or protected by a Policy of this Plan for other purposes;
2. The scale of the development or its location does not threaten the development priorities of the Plan (see Strategy Policy ST.12);
3. The development will provide an acceptable environment for future residents; and
4. The development would not have an unacceptable impact on the amenities of adjoining dwellings or highway safety.

H.13 (Sub-division of Plots for Infill Development): The sub-division of plots for the construction of additional dwellings will be permitted provided that:

1. the proposed development would not have an unacceptable effect on the character of the locality, the appearance of the street scene, or the amenities enjoyed by the occupiers of neighbouring dwellings,
2. adequate off-street parking and access arrangements can be provided for both the existing and proposed dwellings, and
3. the proposed development does not prejudice the potential for comprehensive development of adjacent land where this appropriate.

BE.21 (Safeguarding of Amenity): Planning permission will not be granted for any new building, extension or change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers.

TR.31 Highway Safety: Planning permission will be granted for development that deals satisfactorily with road safety issues.

- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils which was submitted to the Planning Inspectorate on 20th November 2014. Policies in the Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. The weight to be attached to them is limited by the fact that the Plan has not yet been the subject of independent scrutiny and do not have development plan status. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.
- 3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to
- The stage of preparation of the emerging plan
 - The extent to which there are unresolved objections to relevant policies; and
 - The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework.
- 3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

- 4.1 Environmental Protection were consulted on this application, and have advised that they are not in a position to recommend approval of the application. They have considered the noise report submitted by the applicant, which concludes that noise from the proposal would not cause demonstrable

harm. However, Environmental Protection point out that the report omits relevant noise sources; categorises vehicle noise in a different manner than would be expected; and has used parameters for noise monitoring and modeling which may be misleading or erroneous.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 The application has been publicised through notifying neighbouring properties by letter. Seven representations have been received, of which six raise objections to the proposal, and one is in support. The main points raised in these representations are summarised below.

Comments in support

- Housing is much needed in the area
- The building already exists and requires minimal alteration
- Additional noise will not be a problem

Comments in opposition

- The circumstances have not changed since the appeal decision
- Increased traffic on Innsworth Lane means tranquillity of rear gardens is more valued
- Proximity of the building to other rear gardens
- Impacts on privacy
- Impact of noise from motor vehicles
- Quality of life and living conditions of immediate neighbouring properties would be adversely affected
- The proposed changes are superficial and make an insignificant difference
- Screening itself has an adverse effect in terms of overshadowing and overbearing effect
- Vegetation is deciduous so in winter there is a loss of privacy
- Neighbouring gardens and windows overlooked by windows in the property
- Adverse effects on enjoyment of gardens
- Emergency services would be unable to use the driveway
- Driveway is not wide enough for vehicles to pass so can lead to vehicles obstructing the pavement or reversing onto the road
- Adverse impact on the spacious character of the area
- Property is already being used as a dwelling

5.2 In addition, ward councillor Kathy Williams has written to object to the proposal. The main points raised are summarised below.

- Not suitable as an independent dwelling
- Impact on amenity space of neighbouring properties
- Longford Lane is narrow and has narrow paths so there are safety concerns
- Parking issues and impacts
- Potential precedent for similar developments

- 5.3 The full content of all correspondence on this application can be inspected at Herbert Warehouse, The Docks, Gloucester, or via the following link, prior to the Committee meeting:

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=15/00330/FUL>

6.0 OFFICER OPINION

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 This application is a resubmission of a previous application for the same development (13/00875/FUL) that was refused by Planning Committee, and a subsequent appeal was then dismissed by an Inspector. The applicant did then submit an application in 2014 (14/01306/FUL), but the Council declined to determine that application using powers under Section 70A of the Act. The current application is accompanied by Advice from Counsel which sets out that as the application contains further information and amendments to address the reasons for the appeal being dismissed the application should be considered. This application is therefore in front of Committee to be determined.
- 6.3 The principle changes to the application are to relocate the main access door into a different elevation of the building; and to pave surface the vehicle turning area in front of the building. The applicant has submitted additional information in terms of a noise assessment which concludes noise impacts identified by the Inspector would not be significant. This will be discussed further later in this report. The application also sets out the presence of low-level lighting along the site access, activated by movement sensors, and an analysis of car headlight beam settings to demonstrate that light would not have an adverse effect on neighbours. The drawings submitted with the application do not show a roofed canopy that has been erected to 'square-off' the southern elevation of the building over the existing garage entrance (and proposed new entrance door to the building). Revised drawings showing this element have been requested.
- 6.4 This report will begin by considering the potential impacts of the development. It will then outline the findings of the Inspector in the most recent appeal decision. It will go on to consider the effects and impacts of the proposed changes to the development which form part of this application.

Potential impacts of the development

- 6.5 While it is acknowledged that in some circumstances outbuildings can be occupied for example as an annexe it is considered that this level of occupation and association with the principal dwelling house would result in a

significantly lesser level of activity than a self contained dwelling, particularly as in this instance where the change of use would result in a substantial 2 bedroom dwelling with a comparable residential floor area to the dwelling previously dismissed at appeal.

- 6.6 Planning permission for a chalet bungalow at the site was refused in November 2010. This was the subject of an appeal which was subsequently dismissed. While the current outbuilding is now in place and is single storey in height and approximately 1.9 metres lower to the highest part of the roof than the previously proposed dwelling. I consider the assessment and conclusions of the Inspector to be pertinent in the consideration of this application, particularly in her assessment of the impacts of a dwelling at the site upon the character of the area and the amenities of the occupiers of neighbouring properties.
- 6.7 In considering the appeal for a dwelling at the site the Inspector discusses the impacts of a 'fall back' position comprising the construction of an outbuilding (which has now been constructed and is the subject of this application) and clearly differentiates the impact associated with a 'permitted development' outbuilding to that of a self contained dwelling concluding that *'Ancillary structures could be built over one half of the appeal garden without the need for planning permission. In visual terms this would reduce the open character of the garden but these structures would be no higher than 4m and would be, by definition, be in low key ancillary use...'* it is therefore inferred that the use of a building at the site as a dwelling would be unacceptably intensive.
- 6.8 Similarly the unacceptable impacts of a new 'back land' dwelling and associated 'intensification' were discussed at another recent appeal for an 'infill dwelling' at no.1 Tuffley Lane, Gloucester. In this instance the inspector was presented with a 'fallback position' of an outbuilding (which was granted a lawful development certificate - but had not, unlike in this instance been constructed). That outbuilding comprised a building of the same footprint as the appeal dwelling. The Inspector drew a clear difference between a building which was permitted and was used in conjunction with the main dwelling house and a separate dwelling such as is being proposed in this case. The inspector concluded that *'...while a building intermittently used in conjunction with the main house and sharing the garden of that house might not have an unacceptable effect on the character of the area, a self contained dwelling would appear cramped and thus be unacceptable'*.
- 6.9 This decision echoed an Inspector's assessment for a new dwelling to the rear of no.45 Tewkesbury Road where the appellant presented a 'fall-back' of an outbuilding with a greater footprint than the dwelling which was the subject of that appeal. The Inspector concluded that an outbuilding *'...would not bring with it any of the change resulting from additional domestic activity and ... on balance, it would have a less detrimental effect than would the proposed development'*.
- 6.10 It is considered that the change of use of the outbuilding to a self-contained dwelling, by its nature, would introduce a significant intensification of this

tranquil back garden area as a result of the increased comings and goings and general activity from future occupiers. Paragraph 16 of the Inspectors report for the dwelling to the rear of no.80 elaborated further on the negative impacts of a new/additional dwelling (over and above that associated with a single household) and concluded that: *'Cars and service vans, as well as the future occupiers and their visitors on foot, would be likely to pass 82 at close quarters to the side boundary, near to parts of the house and garden where relative peace and quiet is currently found. The increased disturbance from the noise and activity on the driveway and in the turning area would be especially intrusive at night. I therefore conclude that the living conditions of the occupiers of this property would be unacceptably harmed'*.

- 6.11 The Inspector continues at Paragraph 17 *'...I have taken into account that a drive and parking area could be provided further into the site at present, without the benefit of planning permission, but in reality visitors' cars, service vehicles and even vehicles used by the occupiers of 80 would still be likely to be parked on the front garden, so the impact of this possible arrangement would be less than from the comings and goings of a separate dwelling'*.
- 6.12 The narrowness of the driveway between no.80 and 82 as well as the brick boundary wall and flank walls to the dwellings are likely to create a 'canyon effect' with noise reflecting and spilling beyond the site boundaries. It is therefore considered that the movement of residents, visitors and service vehicles will still be apparent within the otherwise quiet back garden area, particularly when considering the length of the driveway which extends along the side garden to no.82 and in close proximity to that property.
- 6.13 It is also noted that the turning area in front of the outbuilding is laid out with gravel which itself is likely to generate significant noise from vehicles manoeuvring as well as pedestrian access to the property if the surface was to stay as gravel/stone chippings, This application seeks to surface this area and this will be assessed later in this report.
- 6.14 The applicant contends that the building is 'in situ' and the change of use would not result in any impacts upon the character of the area. While it is acknowledged that there are numerous (albeit significantly smaller) outbuildings and garages within the area. The current building has a garage door facing down the access track towards the street and as a result has a similar appearance to other garages within the area and therefore does not in itself appear significantly out of keeping.
- 6.15 The current application proposes the installation of a window and main entrance door in place of this garage door, forming a more domestic appearance to the building which would appear alien in this back garden area. Reference is made later in this report to the reasons for relocation of the proposed entrance door and its impact on the character of the area. It is however considered that the use of the building as a separate self contained dwelling would be at odds with and detrimental to the mature and traditional character of the area.

The findings of the Inspector

- 6.16 On 16 July 2014 an Inspector dismissed the appeal against the Council's refusal of application 13/00875/FUL, following a hearing into the case. He concluded that:
"Despite my findings in relation to character and appearance, the proposal would cause harm to the living conditions of the occupants of neighbouring properties, which I consider demonstrably outweighs the benefits of the proposal. Having regard to all other relevant matters raised, I conclude that the appeal should be dismissed."

Effects and impacts of the proposed changes

- 6.17 The applicant considers that information submitted with this new application overcomes the reasons the Inspector gave for dismissing the appeal. I will now go on to consider this issue.
- 6.18 The first thing to note from the quote in Para 6.16 above is that the appeal Inspector decided that the proposal *"would not result in any harm to the character and appearance of the area, as it now stands..."*. Obviously, assessing any impact on character of an area is a subjective test. The Inspector had been referred to other appeal decisions involving similar developments in the locality, but in considering that appeal on its merits he chose to reach the above conclusion. On the basis of this point therefore the applicant has sought to provide information to address the points where the Inspector found harm and conflict with Policy. Consideration of these 'amenity' issues will be found later in this report.
- 6.19 In seeking to address the impact of noise from persons using the entrance to the building (which was on the western elevation), the applicant now proposes to relocate the entrance door to the southern elevation, where the garage entrance currently exists. While it is likely that the new location of the door will reduce noise impacts on residents to the west of the site, it is my view that the further 'domestication' of the outbuilding by having a 'front door' on the southern elevation, in full view of the street and public viewpoints, has an additional impact over and above that which was considered by the Inspector. In addition, the Council has, since the Hearing into this matter, received a later appeal decision relating to a proposal for a dwelling on land to the rear of nearby 26 Innsworth Lane. The Inspector there considered the proposal would have material harm to the character and appearance of the area. While it is fully understood that each case has to be considered on its individual merits, this recent appeal decision does appear to support the Council's consistent position with regard to the current application site. I consider therefore that the proposal will cause material harm to the character and appearance of this area, and consequently is contrary to the Framework and to Policy H.13 of the Local Plan.
- 6.20 A matter that the Inspector for this Longford Lane appeal did decide was unacceptable was harm to the living conditions of the occupants of neighbouring properties. His report identified this harm as principally being

from intrusion from vehicle headlights accessing and turning within the application site; and noise disturbance from the opening and closing of car doors, stereos and the engine noise of vehicles themselves. I will go on to consider noise issues but firstly will refer to light pollution.

- 6.21 The applicant is accompanied by an analysis of car headlight beam angles and the distances to neighbouring properties. It is also noted that low-level, in fact almost ground-level lights have been installed along the access driveway, which are apparently operated only by movement sensors so are only illuminated when a vehicle or person moves along the access. The application states that this would mean vehicles would not need to use headlights at all and so *“without the need for headlights the potential for intrusion on neighbouring amenity in this regard is removed”*. It has to be noted however that it is simply not possible to be certain that no headlights would be turned on, particularly on vehicles arriving at the site in hours of darkness.
- 6.22 It is also noted that the boundary with the neighbouring property (82) is formed by a 2 metre high timber fence. While the fence does appear to have occasional small gaps between pieces of timber, it is considered unlikely that a significant degree of light pollution would be likely to occur through that fence. As such, it is felt unlikely that the impact of light from the low-level lights would be likely to have a significant detrimental impact on the amenity of residents at that property.
- 6.23 The site boundary on the eastern side of the building is less substantial, and residents have suggested it is less effective as a screen in winter months. The applicant provides calculations of headlight angles, and makes suggestions about the locations within the site which cars would utilise. Given that Para 6.21 above sets out the applicant’s view that headlights would not be used at all along the access to the property, it is perhaps unlikely that cars entering the site with headlights illuminated on Longford Lane would then turn them off on entering the access, but then turn them on again in order to turn in front of the building (which does not appear to be illuminated as the access is). The calculations used by the applicant in terms of likely proximity to site boundaries are not robust, and utilise imperial measurements. As such it is not considered that the information provided is not sufficient to be certain that impacts from light pollution can be dismissed. Therefore the proposal is contrary to the Framework and to Policies H.4 and BE.21 of the Local Plan.
- 6.23 Moving now to noise issues, the applicant has provided an Environmental Noise Report which concludes that *“The proposal is considered acceptable in relation to environmental noise emission. On this basis, the noise emission levels are considered such that the proposed development does not cause demonstrable harm in terms of noise.”*
- 6.24 The views of Environmental Protection are such that this conclusion is not accepted. As summarised in Section 4 above, it is considered that the report omits relevant noise sources; categorises vehicle noise in a different manner than would be expected; and has used parameters for noise monitoring and modeling which may be misleading or erroneous. As such, it is considered

that the applicant has failed to provide sufficient information to enable the Council to properly consider whether the amenity impacts identified by the Inspector at the appeal can be overcome. As such the proposal is contrary to the Framework, and to Policies H.4 and BE.21 of the Local Plan.

CONCLUSION

6.25 For the reasons set out above, it is considered that the proposed change of use is unacceptable and contrary to Paragraphs 17, 53, 56 and 58 of the National Planning Policy Framework; Policies H.4, H.13 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002). Therefore it is recommended that planning permission is refused.

7.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

That, planning permission is refused for the following reason:

Reason for Refusal

The subdivision of the site and creation of a separate dwelling unit would represent an unacceptable and inappropriate 'tandem', back-land layout that would be wholly unrelated to the existing pattern and character of residential development in the locality. Furthermore, the proposed change of use would result in an unacceptable intensification of this quiet suburban back garden area, in close proximity to adjoining properties and private gardens which would result in a serious loss of amenity to the occupiers of the neighbouring properties. The proposal is therefore contrary to Paragraphs 17, 53, 56 and 58 of the National Planning Policy Framework; Policies H.4, H.13 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Note

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 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.

Decision:

Notes:

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Person to contact:

Jon Sutcliffe (Tel: 396783.)

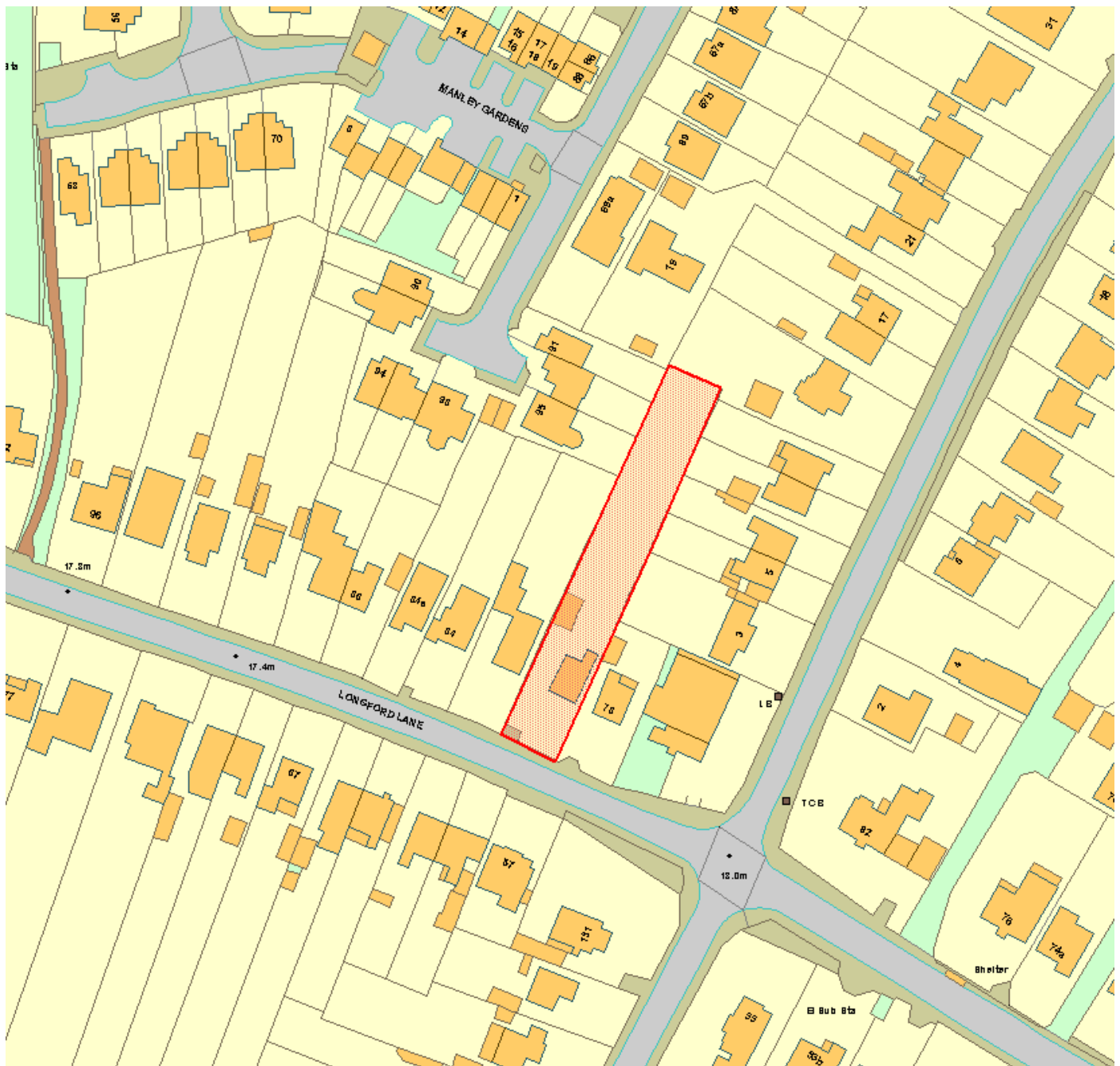
15/00330/FUL

80 Longford Lane

Gloucester

GL2 9HA

Planning Committee 07.07.2015



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Appeal Decision

Hearing held on 10 June 2014

Site visit made on 10 June 2014

by Jonathan Manning BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 July 2014

Appeal Ref: APP/U1620/A/14/2216266
80 Longford Lane, Gloucester, GL2 9HA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr M Bourne against the decision of Gloucester City Council.
 - The application Ref 13/00875/FUL, dated 19 August 2013, was refused by notice dated 4 October 2013.
 - The development proposed is change of use of existing outbuilding to residential dwelling.
-

Decision

1. The appeal is dismissed.

Application for costs

2. At the Hearing an application for costs was made by Gloucester City Council against Mr M Bourne. This application is the subject of a separate Decision.

Procedural Matters

3. The appeal site has a planning history which includes a previous appeal (APP/U1620/A/10/2141874, dated 30 March 2011) against a decision for the erection of detached dwelling to the rear of 80 Longford Lane. The appeal concerned a relatively similar proposal to that subject of this appeal and I have considered the previous Inspector's findings and decision based primarily upon the grounds of the proposal's effect on the living conditions of the occupants of neighbouring properties and on the character and appearance of the area. Whilst the nature of the proposed development is similar to the previous proposal, circumstances on the appeal site have changed, whereby the appeal site now accommodates a large outbuilding which is the subject of this appeal and a separate driveway that serves the outbuilding. I have therefore given the previous Inspector's findings and decision moderate weight.
4. The Councils decision notice makes reference to Policy A.4(a) of the Gloucester Local Plan (1983), which remains the statutory development plan. However, Policy A.4(a) is not saved and the Council set out at the hearing that it was included in error, therefore I have afforded it no weight. The Council has also referred to Policies H.13 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002) (the LP), which has been adopted by the Council for development control purposes. The previous Inspector and the Inspector of a nearby appeal at No 90 Longford Lane (APP/U1620/A/13/2197991, dated 17

October 2013), with the latter being post publication of the National Planning Policy Framework (the Framework), both afforded the policies considerable weight. I consider that Policies H.13 and BE.21 are broadly consistent with the Framework and I have therefore afforded the policies considerable weight. I acknowledge the other appeal decisions provided by the appellant, where a different view on the weight to be attached to these policies were taken. However, these were all some time ago, before the more recent appeals referred to above.

5. The appellant has set out that the Council has behaved unreasonably when declining to determine a previous application on the appeal site, undertaking pre-application discussions and determining the planning application subject of this appeal. However, such matters are not for me to consider as part of this appeal.

Main Issues

6. The main issues of the appeal are the effect of the proposal on the living conditions of the occupants of neighbouring properties and the effect of the proposal on the character and appearance of the area.

Reasons

Living conditions

7. The appeal site currently forms part of the rear garden of 80 Longford Lane and accommodates a substantial single storey outbuilding and a separate driveway that have both been constructed under permitted development rights. The area surrounding the appeal site is made up of the rear gardens of neighbouring properties. The appeal site shares common boundaries with 82 Longford Lane, six properties in Innsworth Lane and three properties in Little Normans. I observed that this creates a relatively peaceful and quiet environment around the appeal site.
8. The outbuilding is in ancillary use to the host dwelling and I observed that it is currently being used for storage and accommodates a games room. The separate driveway is also used by the appellant to park vehicles at the rear of No 80. The proposal would result in the change of use of the building to a self-contained 2 bedroom dwelling. The Council acknowledge that the outbuilding meets the provisions of Schedule 2, Part 1, Class E, of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. Given the presence of the ancillary outbuilding and the separate driveway, which the Council do not contest is unlawful, there is a fallback position. It is evident that the ancillary use of the outbuilding and separate driveway would continue should this appeal fail. Therefore, I afford the fallback position considerable weight in the determination of the appeal.
9. Whilst I afford the fallback position considerable weight in the planning balance, given that the outbuilding is currently in ancillary use incidental to the host property there would be an intensification of the use of the building and the separate driveway from that which currently exists. The appellant maintains that any increase in noise and disturbance would not be significant. I accept that the outbuilding in theory could be used as an annex and occupied separately from the host dwelling by an elderly relative or a carer, however,

- there would still be a close relationship with the host dwelling and would generate less comings and goings than a separately occupied dwelling.
10. I am also mindful that the previous Inspector concluded that a 1.5 storey chalet style dwelling and its separate driveway that were both set in a very similar location within the appeal site was unacceptable and would have caused harm to the living conditions of the occupants of No 82 Longford Lane, 3 Innsworth Lane and 95 Little Normans in terms of noise and disturbance.
 11. The separate driveway on the appeal site runs in very close proximity to the side elevation of No 82. The property has a first floor window on its side elevation and two first floor windows at the rear that look out over the private driveway. Additional vehicles (including service vehicles) from that currently experienced, as well as potential future occupiers of the building and their visitors on foot, would pass No 82 at close quarters to the side boundary, near to parts of the house, rear patio and garden, which currently enjoys relative peace and quiet. I also consider that No 82 would be subject to additional noise and disturbance from the turning/parking area, especially at night where the headlights of vehicles would be particularly intrusive.
 12. The appellant maintains that the driveway and turning/parking area could be used by the occupants in a similar manner to which it would be used by the proposal. However, I am not persuaded by this argument and I concur with the Council that the rear turning/parking area is a significantly greater distance from No 80 than the parking area located in the front garden of the property, which would consistently present itself as a more desirable place to park. I am also mindful that the previous Inspector when considering the possibility of this arrangement concluded that *'...in reality visitors' cars, service vehicles and even vehicles used by the occupiers of 80 would still be likely to be parked on the front garden, so the impact of this possible arrangement would be less than from the comings and goings of a separate dwelling'*.
 13. I note that a close boarded fence, with a second fence behind has been erected along the boundary with No 82 that the appellant considers provides an acoustic effect. However, there is no evidence to demonstrate the effectiveness of the fence, which I observed in numerous places had gaps between the vertical wooden boards. I observed other similar developments in the area which were separated from the neighbouring property with standard fencing, however, these differed in that they were not in such close proximity to the neighbouring property. The possibility of an acoustic fence along the boundary with No 82 with an acceptable specification that could be secured by a condition was accepted by the appellant, however, I cannot be absolutely sure that the provision of an acoustic fence would suitably mitigate any harm.
 14. The front door of the outbuilding is located within approximately 2 metres of the rear garden area of No 95 Little Normans. I consider that there would be increased noise and disturbance generated from additional comings and goings to the front door, which would be particularly intrusive at night. I therefore share the concerns of the previous Inspector that a stand alone dwelling in this location with a front door that would be located in close proximity to the rear garden of No 95 would cause harm to the living conditions of its occupants.
 15. The turning/parking area is located further into the appeal site than the previous appeal scheme and is now immediately adjacent to the rear gardens of No 3 and No 5 Innsworth Lane. I consider that the increased activity in this

area of additional vehicles manoeuvring over what may occur from the fallback position would cause unacceptable noise and disturbance to the living conditions of the occupants of No 3 and No 5. I acknowledge that the occupants of No 3 have shown support for the proposal, however, I am mindful that the proposal would be there in perpetuity and any potential future occupants of No 3 may not share such views.

16. I accept the Council's concerns with regard to the noise caused by the gravelled surface of the turning/parking area could be addressed via a planning condition to require a change of materials. I also note the presence of the paved tyre tracks on the driveway. However, I do not consider that this addresses the noise generated from the opening and closing of car doors, stereos and the engine noise of the vehicles themselves.
17. The appellant has made reference to appeals on other sites and to several other developments in the local area. I have carefully reviewed the details of each and in all of the cases there are differing individual circumstances. In particular, they do not share the same setting as the appeal site, in very close proximity to the side elevation of No 82 or the appeal site's close proximity to a significant number of neighbouring gardens, which form an area of relative peace and quiet around the site. In each of the above cases the Inspector or Council determined that each respective proposal was acceptable, however, this was based on the specific circumstances of those sites, which would have included the proximity to neighbouring properties and current uses of the site. Furthermore, I am mindful that each proposal should be considered on its own merits.
18. In conclusion, I consider that the previous Inspector's concerns have not been overcome and the proposal by virtue of increased noise and disturbance above what could be experienced from the fallback position would cause harm to the living conditions of the occupants of No 82 Longford Lane, 95 Little Normans, No 3 Innsworth Lane and No 5 Innsworth Lane. The proposal is therefore contrary to Policy BE.21 of the LP, which sets out that development should not unreasonably affect the amenity of existing residents or adjoining occupiers. I also consider that the proposal would be contrary to Paragraph 17 of the Framework which within one of its core planning principles identifies that development should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Character and appearance

19. The appeal site is located on Longford Lane, which is characterised by predominantly two storey detached and semi-detached properties. The wider area is largely residential. I observed that the outbuilding is relatively well screened. The proposal would result in only minor external alterations to the outbuilding in the form of replacing the garage door with windows and solid panels.
20. I accept that the previous Inspector determined that a dwelling on the appeal site would harm the attractive suburban garden character of the area. I also acknowledge that a similar change of use of an existing outbuilding at No 90 Longford Lane was refused at appeal and the Inspector considered that the proposal would have been out of keeping with the character and appearance of the local area due to the prevailing pattern of development in the area. However, I am mindful that circumstances on the appeal site have changed

since the previous appeal and a substantial ancillary outbuilding are now in place. The appeal at No 90 also included solar panels which contributed to the Inspector's conclusion and in the case of this proposal only minor alterations would be made to the outbuilding. Given the fallback position, which I have afforded considerable weight, there would be a negligible difference in appearance of the appeal site as a result of the proposal to that which currently exists. Therefore, I do not consider that there would be any significant harm to the character and appearance of the area, as it now stands.

21. The Council set out that they consider the alterations to the outbuilding when viewed from Longford Lane to result in the unacceptable domestication of the appeal site. However, at the hearing the Council acknowledged that there would be no impact on the street scene and the proposed alterations could be undertaken via permitted development in any event.
22. I consider that the appeal decision at 16 Kingsley Gardens, Cheltenham is not directly comparable. The proposal at No 16 was located within a Conservation Area, where the Inspector determined that dividing fences and the resulting small gardens would have been uncharacteristic of the Conservation Area. I also acknowledge the Inspector's view in regard to the permanence of the dividing fence should a stand alone dwelling be permitted. However, in the case of the proposal before me, there is no set pattern of dividing fencing and the gardens of No 80 and the proposed new dwelling would be of an acceptable scale when considering others in the immediate area. Therefore, there would be no harm caused in this regard. I am also mindful that the dividing wall is already in place and there is no evidence to suggest that it would be removed should this appeal fail and could remain in place for a considerable time.
23. In conclusion, the proposal would result in only minor external changes to the outbuilding that could in any event be undertaken by permitted development rights. Therefore, I consider that the proposal would not result in any harm to the character and appearance of the area, as it now stands and complies with Policy H.13 of the LP. The policy seeks to ensure that the subdivision of plots does not have an unacceptable effect on the character of the locality. I also consider that the proposal complies with Paragraphs 17, 56 and 58 of the Framework in this regard.

Other matters

24. The proposal would make a contribution to the Council's housing targets. Nevertheless, I am mindful that the contribution would be modest and would have very little effect on the overall supply of housing land. In addition, I accept that the appeal site is sustainably located, close to local services, facilities and public transport. The appellant has set out that the proposal would make active use of an under-used building. However, given that it has only recently been constructed and I observed that it was in use for ancillary purposes, I do not consider that it should be considered as under-used.
25. I consider that there is sufficient access to the separate driveway from Longford Lane. There is a turning area in front of the existing outbuilding that allows the manoeuvring of a vehicle, to ensure that vehicles can leave the appeal site in a forward gear. Therefore, I consider that the proposal would not result in any harm to highway safety. However, I do not consider that any of the matters set out above individually or in combination outweigh the harm that has been identified above.

26. The appellant has set out that there is a presumption in favour of sustainable development, however, given the harm identified above, I do not consider that the proposed development can be considered as sustainable.

Conclusion

27. Despite my findings in relation to character and appearance, the proposal would cause harm to the living conditions of the occupants of neighbouring properties, which I consider demonstrably outweighs the benefits of the proposal. Having regard to all other relevant matters raised, I conclude that the appeal should be dismissed.

Jonathan Manning

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr Michael Bourne	Appellant
Mr Simon Firkins MRTPI	SF Planning Limited

FOR THE LOCAL PLANNING AUTHORITY:

Mr Bob Ristic	Planning Officer, Gloucester City Council
Louise Follett	Senior Planning Officer, Gloucester City Council

DOCUMENTS SUBMITTED AT HEARING

1. Email from a Planning Inspectorate Quality Assurance Officer, with regard to 16 Kingsley Gardens, Cheltenham. Submitted on behalf of Mr Bourne
2. Planning – What is the Fall back? Additional information on the Zurich Case and Samuel Smith case. Submitted on behalf of Mr Bourne
3. Planning Policy Sub-Committee Report: Local Planning Policy – Gloucester City Position. Submitted on behalf of Mr Bourne
4. Delegated Decision Report APP.NO. 10/00004/FUL. Submitted on behalf of Mr Bourne
5. Delegated Decision Report APP.NO. 09/1073/FUL. Submitted on behalf of Mr Bourne
6. Delegated Decision Report APP.NO. 12/00265/FUL. Submitted on behalf of Mr Bourne
7. Appeal Decision APP/B1605/A/11/2151714, 156a Arle Road, Cheltenham. Accompanied by location and floor plans. Submitted on behalf of Mr Bourne
8. Proposed Block Plan and Proposed Elevations and Floor Plans drawings for APP.NO. 10/00932/FUL and Appeal Decision APP/U1620/A/10/2141874. Submitted on behalf of Gloucester City Council

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CITY OF GLOUCESTER

PLANNING COMMITTEE

ON

7TH July 2015

DELEGATED DECISIONS

1ST – 30TH April 2015

**Development Services Group Manager,
Herbert Warehouse, The Docks, Gloucester**

Abbey

15/00087/FUL

EMMABL

11 Thrush Close Gloucester GL4 4WZ

Erection of first floor side extension over existing attached garage, demolition of existing rear conservatory, erection of single storey rear extensions, and conversion of part of existing garage into ancillary living accommodation

REF 02/04/2015

15/00205/LAW

CARLH

72 Wheatway Gloucester GL4 4BJ

Single storey rear extension

LAW 13/04/2015

15/00206/COU

FEH

Unit 4 Glevum Shopping Centre Glevum Way Gloucester GL4 4BL

Proposed change of use from Class A1 (shop) to Class A2 (financial & professional services) to include alterations to shop front; installation of 2 no. air conditioning condenser units and 2 no. satellite dishes to rear elevation.

REFREA 14/04/2015

15/00310/FUL

BOBR

10 Heather Avenue Gloucester GL4 5UX

First floor side extension (2 bedrooms) and garage conversion (study, utility and

G3Y 30/04/2015

15/00347/FUL

CARLH

14 Apple Tree Close Gloucester GL4 5BZ

First floor extension above existing garage, and single storey front and rear

G3Y 30/04/2015

Barnwood

14/01458/FUL CARLH
Land Rear 31 - 49 Birch Avenue Gloucester
Demolition of 2no. existing houses (22 & 24 Hawthorne Avenue), providing access to
9no. new units with associated hard and soft landscaping.

G3Y 13/04/2015

15/00114/FUL BOBR
Barnwood House 92A Barnwood Road Gloucester GL4 3JH
Change of use of domestic outbuilding to form an office (Use Class B1).

G3Y 13/04/2015

15/00146/FUL EMMABL
90 Brookfield Road Gloucester GL3 3HJ
Erection of hipped roof over existing flat roofed garage on front elevation, conversion
of existing integral garage into ancillary living accommodation, and replacement of
existing garage door with window and infill facing brickwork

G3Y 09/04/2015

15/00172/FUL CARLH
Land Adj To 117 Painswick Road Gloucester GL4 4PY
Creation of dropped kerb from Old Painswick Road onto land adjacent to 117
Painswick Road

G3Y 07/04/2015

15/00193/CONDIT BOBR
Gloucetershire Deaf Association Colin Road Gloucester GL4 3JL
Discharge of Condition nos. 3, 4, 5, 6, 7, and 8 of planning permisison
no.14/00275/FUL (in respect of GDA portion of site).

ALDIS 10/04/2015

15/00201/FUL CARLH
47 Coney Hill Road Gloucester GL4 4QL
Single storey rear extension

G3Y 07/04/2015

15/00250/COU

CJR

66 Coney Hill Road Gloucester GL4 4LT

Change of use of outbuilding to a tattoo studio.

GP 22/04/2015

15/00265/FUL

FEH

46 Ashgrove Avenue Gloucester GL4 4NF

Proposed 2 storey and single storey rear extension to property and single storey front extension (porch and toilet)

G3Y 17/04/2015

15/00276/ADV

JONSU

Pizza Hut Eastern Avenue Gloucester GL4 3EA

Replacement signage scheme to include 2 no. internally illuminated roof-mounted fascia signs (1 no. on north-eastern elevation and 1 no. on south-western elevation), 1 no. internally illuminated wall-mounted fascia sign on north-western elevation, 1

GFY 28/04/2015

15/00350/FUL

JONSU

Unit 10 Chase Lane Eastern Avenue Gloucester GL4 6PH

As advised by environment agency I'd like to make this unit as End of Life vehicles facility. Poses parts from them for resale. Car dismantling. I'd like to apply for a change of use of unit 10 Chase Lane from B8 to SUI GENERIS as advised by one of your a

RET 08/04/2015

Barton &

14/00916/FUL

EMMABL

55 Park End Road Gloucester GL1 5AN

Alterations to development approved under application reference 02/00780/FUL, to rear of hot food shop: Dual-pitched roof on single storey rear extension to be replaced by a mono-pitched roof resulting in an increased ridge height, installation of 1 no. r

G3Y 23/04/2015

14/01190/FUL	EMMABL
46 Blenheim Road Gloucester GL1 4ER	
Erection of two storey and single storey rear extensions	
WDN	23/04/2015
15/00091/LBC	CARLH
72 Melbourne Street East Gloucester GL1 4NR	
Installation of secondary glazing panels to ground and first floor front windows, and ground floor rear windows.	
G3L	16/04/2015
15/00115/FUL	FEH
48B Falkner Street Gloucester GL1 4SJ	
Demolition of small outbuilding and erection of 3no. 2 bedroomed flats with associated parking and amenities (revised description and plans)	
G3Y	16/04/2015
15/00312/COU	CARLH
236 & 240 Barton Street Gloucester GL1 4JR	
Change of use of property from D2 to A1, for a general convenience store, butchers and delicatessen	
GP	30/04/2015
15/00369/FUL	CJR
97 Falkner Street Gloucester GL1 4SH	
Loft conversion with dormers to front and rear.	
WDN	22/04/2015
15/00381/FUL	BOBR
82 Conduit Street Gloucester GL1 4TU	
Single storey extension to rear.	
RET	17/04/2015

Elmbridge

14/01356/FUL CARLH

21 Oakleaze Gloucester GL2 0LG

Single storey rear extension

G3Y 15/04/2015

15/00100/LAW EMMABL

77 Sandyleaze Gloucester GL2 0PU

Formation of dropped kerb and area of gravel hardstanding to front of dwelling

LAW 01/04/2015

15/00150/FUL EMMABL

34 Sisson Road Gloucester GL2 0RA

Erection of two storey and single storey rear extensions, and conversion of existing loft space to include the erection of dormer window on rear elevation roofslope and installation of second floor level window on side elevation of existing dwellinghouse

G3Y 02/04/2015

15/00244/FUL CARLH

22 Little Elmbridge Gloucester GL2 0HH

Single storey rear extension

G3Y 16/04/2015

15/00262/FUL CARLH

16 Elmbridge Road Gloucester GL2 0NZ

Proposed extension and conversion of existing garage to living accommodation ancillary to the principal dwellinghouse

WDN 15/04/2015

15/00451/PDE CARLH

43 Merevale Road Gloucester GL2 0QX

Single storey rear extension

RET 15/04/2015

Grange

15/00180/FUL EMMABL

2 Longney Road Gloucester GL4 0LT

Erection of single storey side and rear extension

G3Y 24/04/2015

15/00316/PDE CARLH

44 Sapphire Close Gloucester GL4 0RR

Conservatory to rear, measuring 3750mm in depth, 2100mm in height to the eaves and 2400mm in height to the ridge

ENOBJ 13/04/2015

15/00341/FUL BOBR

21 Randwick Road Gloucester GL4 0NH

Single storey extension to side.

G3Y 16/04/2015

Hucclecote

15/00032/FUL EMMABL

6 Kingscroft Road Gloucester GL3 3RF

Erection of first floor front extension above existing single storey front extension, removal of existing first floor level triangular glazed section on front elevation to be covered in a render finish, installation of 2 no. rooflights on south-eastern si

G3Y 16/04/2015

15/00198/FUL EMMABL

106 Chosen Way Gloucester GL3 3BZ

Erection of two storey detached dwellinghouse on land to the side of existing dwellinghouse at 106 Chosen Way, with vehicular parking facility for proposed dwellinghouse accessed from Mayfield Drive and vehicular parking facilities for existing dwellingho

REF 09/04/2015

15/00209/FUL	CARLH
38 Baptist Close Gloucester GL4 5GD	
Conversion of rear part of garage to provide larger kitchen (kitchen further enlarged under permitted development)	
G3Y	07/04/2015
15/00241/FUL	EMMABL
7 Trajan Close Gloucester GL4 5EZ	
Erection of single storey rear extension	
G3Y	20/04/2015
15/00247/FUL	EMMABL
5 St Margarets Road Gloucester GL3 3BP	
Demolition of existing attached garage and erection of single storey side and rear extension	
REF	24/04/2015
15/00298/FUL	BOBR
25 Green Lane Gloucester GL3 3QU	
First floor extension to rear, over part of an existing single storey extension	
G3Y	17/04/2015
15/00391/NMA	CJR
Hucclecote Centre Churchdown Lane Gloucester GL3 3QN	
Non-material amendment to planning permission 14/00342/REM comprising an amendment to the approved landscaping scheme, amended siting of bin store and visitor parking spaces and the provision of sheds for cycle parking to plots 39 _ 40.	
NOS96	21/04/2015
15/00395/ADV	FEH
Unit 4 Mead Road Gloucester GL4 5GL	
Installation of one fascia sign	
NPW	30/04/2015

Kingsholm &

14/01365/FUL		BOBR
Bewick House 1 Denmark Road Gloucester GL1 3HW		
Conversion of existing garages and store into 1 no.2 bedroom flat and 1 no. 1 bedroom flat.		
G3Y	20/04/2015	
14/01405/FUL		EMMABL
11 Newland Street Gloucester GL1 3PA		
Formation of roof terrace at first floor level on rear elevation (retrospective application)		
GP	23/04/2015	
15/00204/FUL		CARLH
94 Kingsholm Road Gloucester GL1 3BB		
Single storey rear extension		
G3Y	29/04/2015	
15/00215/LAW		JONSU
9 Alexandra Road Gloucester GL1 3DR		
Use of property as four flats.		
LAW	24/04/2015	
15/00233/FUL		EMMABL
89 Oxford Road Gloucester GL1 3EE		
Erection of single storey side and rear extension		
G3Y	24/04/2015	
15/00240/FUL		CARLH
14 Edwy Parade Gloucester GL1 2QL		
Single storey rear extension		
G3Y	17/04/2015	

Longlevens

14/01380/FUL	EMMABL
63 Little Normans Gloucester GL2 0EH	
Erection of single storey front and rear extensions, installation of 1 no. ground floor level window on southern side elevation of original dwellinghouse, and alterations to existing fenestration on front elevation of original dwellinghouse.	
G3Y	28/04/2015
15/00103/FUL	BOBR
3 The Avenue Gloucester GL2 0BP	
Single storey and two storey extension to side and rear.	
G3Y	15/04/2015
15/00191/FUL	EMMABL
25 Windermere Road Gloucester GL2 0LZ	
Erection of two storey side extension	
G3Y	23/04/2015
15/00211/FUL	EMMABL
121 Cheltenham Road Gloucester GL2 0JQ	
Erection of two storey and single storey rear extensions and single storey side extension	
G3Y	14/04/2015
15/00216/FUL	CARLH
14 South Close Gloucester GL2 9HZ	
Variation of Condition 3 of planning permission ref. 13/01295/FUL, to change external facing materials to side and rear elevations of extension	
GP	14/04/2015
15/00231/FUL	EMMABL
117 Oxstalls Way Gloucester GL2 9JU	
Erection of two storey side extension	
REF	16/04/2015

15/00263/FUL	CARLH
71 Oxstalls Way Gloucester GL2 9JY	
Erection of two storey side extension, single storey rear extension, change of roof from flat to monopitch to front elevation above existing porch and bay window, and to rear above existing single storey	
G3Y	22/04/2015
15/00280/ADV	CARLH
Bus Shelter Adj 2 Fairmile Gardens Gloucester Gloucestershire	
Replacement of existing static paper posters with static sequential, internally illuminated digital posters to bus shelter	
GFY	23/04/2015
15/00317/FUL	CARLH
37 Wedgwood Drive Gloucester GL2 0AD	
Erection of single storey rear extension	
G3Y	28/04/2015
15/00320/FUL	CARLH
22 Wedgwood Drive Gloucester GL2 0AD	
Single storey side extension	
G3Y	30/04/2015
15/00351/FUL	CARLH
14 College Fields Gloucester GL2 0AG	
Conversion of garage to form study	
GP	30/04/2015
15/00352/FUL	CARLH
24 College Fields Gloucester GL2 0AG	
Conversion of garage to study and garden store	
G3Y	30/04/2015

15/00408/PDE

CARLH

24 Rodney Close Gloucester GL2 9DG

Single storey rear extension, measuring a maximum of 6000mm in depth, 2200mm in height to the eaves and 3900mm in height to the ridge

WDN

24/04/2015

Matson &

15/00178/FUL

FEH

174 Painswick Road Gloucester GL4 4PH

Demolition of existing single storey rear extension and construction of two storey and single storey rear extension

G3Y

30/04/2015

15/00210/FUL

CARLH

9 Barleycroft Close Gloucester GL4 6JU

Single storey front extension

G3Y

08/04/2015

15/00466/CONDIT

FEH

Snow Capel Farm Sneedhams Green Gloucester GL4 6EQ

Discharge of conditions 4 (architectural details), 5 (paint finishes), 6 (sample of materials), 9 (boundary treatments) and 10 (landscape)

ALDIS

30/04/2015

15/00521/TCM

JONSU

Outside 258A Painswick Road Gloucester GL4 4BS

Installation of a cabinet, box, pillar, pedestal or similar apparatus which does not exceed 1.8 metres in height or where the ground or base area does not exceed 1.5 square metres

NOB

24/04/2015

Moreland

14/00969/ADV	EMMABL
DLK Furnishings 5 - 7 Stroud Road Gloucester GL1 5AA	
2 no externally illuminated fascia signs with blind boxes, 1 no. externally illuminated projecting sign, application of frosted vinyl signs in shopfront window, and 1 no. internal free-standing internally illuminated poster display sign in shopfront window	
GFY	28/04/2015
14/01148/LBC	EMMABL
Papa John's Pizza 5 - 7 Stroud Road Gloucester GL1 5AA	
2 no externally illuminated fascia signs with blind boxes, 1 no. externally illuminated projecting sign, application of frosted vinyl signs in shopfront window, and 1 no. internal free-standing internally illuminated poster display sign in shopfront window	
G3L	28/04/2015
14/01424/LAW	ADAMS
Toys R Us 1 St Ann Way Gloucester GL1 5SF	
Use of up to 25sq metres of the store in total within the 4,048 sq metres of floorspace of Unit 1 for the sale of fashion accessories for children and young teenagers where the principal use of the remainder of the unit is for the sale of toys	
LAW	13/04/2015
15/00102/FUL	BOBR
2C Hartington Road Gloucester GL1 5TJ	
Demolition of existing brick garages on site to be replaced with 2 new single bed dwellings on land adjacent to 2C Hartington Road.	
REFREA	09/04/2015
15/00222/FUL	FEH
50 Weston Road Gloucester GL1 5AX	
Retrospective Change of use to House in Multiple Occupation (12 bedsits)	
G3Y	27/04/2015
15/00288/FUL	CARLH
183 Linden Road Gloucester GL1 5DU	
Erection of outbuilding within rear garden (RETROSPECTIVE)	
GP	27/04/2015

15/00289/FUL CARLH

5 Ribston Mews Gloucester GL1 5EU

Single storey side and rear extension

G3Y 23/04/2015

15/00300/FUL CARLH

32 Robinson Road Gloucester GL1 5BZ

Erection of two storey front extension and single storey side and rear extensions

G3Y 24/04/2015

Podsmead

15/00272/REM ADAMS

Plot 2 Area C Land At Former Gas Works Bristol Road Gloucester

Reserved matters application for approval of the details of the appearance, layout, scale and landscaping of the development for the proposed use of Plot 2 for the sale/display and storage of new/used motor vehicles (pursuant to hybrid permission ref. 14/

AR 30/04/2015

15/00284/LAW JONSU

153 Podsmead Road Gloucester GL2 5BW

Single storey extension and porch

LAW 16/04/2015

15/00291/FUL CARLH

235 Bristol Road Gloucester GL1 5TL

Erection of single storey rear extension, erection of replacement detached garage and provision of hardstanding area and dropped kerb to provide vehicular access to/from Newark Road, and erection of 1.8 metre high fencing along north-eastern side boundary

G3Y 24/04/2015

15/00305/COU CJR
Partco Autostore Unit 1 325 Bristol Road Gloucester GL2 5DN
Change of use from automotive parts store to tyre fitting shop.
G3Y 21/04/2015

15/00321/ADV CJR
Partco Autostore Unit 1 325 Bristol Road Gloucester GL2 5DN
Display of internally illuminated fascia sign.
GFY 21/04/2015

15/00342/FUL ADAMS
46 Podsmead Road Gloucester GL1 5PA
Single storey side and rear extension (demolition of existing garage)
G3Y 15/04/2015

Quedgeley

15/00230/LAW CARLH
58 Farriers End Quedgeley Gloucester GL2 4WA
Single storey rear extension
LAW 13/04/2015

15/00485/TCM JONSU
Outside 1 Brize Avenue Kingsway Quedgeley Gloucester GL2 2ED
Installation of 1 No. DSLAM equipment cabinet
NOB 15/04/2015

15/00507/LAW CARLH
164 Fieldcourt Gardens Quedgeley Gloucester GL2 4TY
Replacement conservatory, measuring 3800mm in depth, 2100mm in height to the eaves and 3422mm in height to the ridge
NPW 24/04/2015

Quedgeley

15/00273/FUL

EMMABL

22 Mallard Close Quedgeley Gloucester GL2 4GT

Conversion of existing integral garage into ancillary living accommodation, and replacement of existing garage door on front elevation with 1 no. window and infill facing brickwork to match existing

G3Y

21/04/2015

Tuffley

15/00374/CONDIT

FEH

68 Tuffley Lane Gloucester GL4 0DU

Discharge of conditions for permission 14/00438/COU regarding details of a dropped kerb (condition 3), submission of sound insulation measures (condition 5) and a noise management plan (condition 4)

ALDIS

16/04/2015

Westgate

14/00415/FUL

ADAMS

Land At Llanthony Road Gloucester

Construction of new public square, associated engineering works and hard landscaping (includes removal of existing structures, walls and railings), and works to Llanthony Road.

G3Y

09/04/2015

14/01241/FUL

FEH

Formal Place 52 Southgate Street Gloucester GL1 2DR

Retention of external air conditioning condensor units located at rear of retail premises

GP

24/04/2015

14/01448/COU

ADAMS

Lennox House Spa Road Gloucester GL1 1XD

Change of use from office to 1 no. residential dwellinghouse (retrospective) with retention of east wing as offices

G3Y

23/04/2015

14/01471/COU		BOBR
24 The Oxeboode Gloucester GL1 1SA		
Proposed change of use from Class A1 (shop) to Class A2 (financial & professional services) to include new shopfront; 2 no air conditioning condenser units to rear elevation; 2 no. satellite dishes to flat roof at rear.		
G3Y	13/04/2015	
15/00175/FUL		EMMABL
Bowling Green Car Park Spa Road Gloucester		
Extension of existing tarmac crossover in place of existing gravel access		
G3Y	09/04/2015	
15/00187/LBC		EMMABL
Flat 1 7 Priory Place Gloucester GL1 1TT		
Installation of 1 no. sun tunnel rooflight in the roof slope of existing single storey rear extension		
G3L	09/04/2015	
15/00208/FUL		BOBR
British Telecom Hempsted TEC Hempsted Lane Gloucester GL2 5BT		
Erection of new (3 metre high) security fencing within the confines of the site, a new accessible entrance to the MTW building on the site, and the provision of a new storage container.		
G3Y	13/04/2015	
15/00220/FUL		EMMABL
Flat 1 7 Priory Place Gloucester GL1 1TT		
Installation of 1 no. sun tunnel rooflight in the roof slope of existing single storey rear extension		
G3Y	09/04/2015	
15/00224/CONDIT		CARLH
150 Southgate Street Gloucester GL1 2EX		
Discharge of conditions 3,4,5,6,7 & 8 of planning permission ref. 14/01141/FUL		
ALDIS	16/04/2015	

15/00228/FUL BOBR
Indian Aroma 69 Southgate Street Gloucester GL1 1TX
Change of use of first floor flat (Class C3) into extended seating area for restaurant (Class A3).

G3Y 13/04/2015

15/00246/CONDIT ADAMS
Land At Bakers Quay Llanthony Wharf And Monkmeadow Bounded By
Submission under Condition 30 to clarify the nature, scale and type of leisure uses within the outlet centre area

PADIS 10/04/2015

15/00251/FUL BOBR
31 Westgate Street Gloucester GL1 2NW
Change of use of upper floors to create 2 flats with associated alteration works and external staircase to rear.

G3Y 15/04/2015

15/00252/LBC BOBR
31 Westgate Street Gloucester GL1 2NW
Change of use of upper floors to create 2 flats with associated alteration works and external staircase to rear of listed building.

G3L 15/04/2015

15/00267/FUL ADAMS
Oliver Cromwell Alexandra Quay The Docks Gloucester GL1 2LG
Change of use of Oliver Cromwell paddlewheeler to a static hotel, restaurant and cabaret venue, (temporary permission) - Variation of condition 1 of permission ref. 12/01161/FUL to allow for the use and mooring of the Oliver Cromwell as a static hotel, r

G3Y 27/04/2015

15/00277/ADV

JONSU

Bus Shelter Bruton Way Gloucester

Replacement of inside panel only of existing double sided static poster board on bus shelter with 1 no. single sided internally illuminated digital advertisement panel fully integrated into bus shelter (advertisements on proposed digital panel to change s

GFY 28/04/2015

15/00278/ADV

JONSU

Bus Shelter Opposite County Chambers Station Road Gloucester

Replacement of inside panel only of existing double sided static poster board on bus shelter with 1 no. single sided internally illuminated digital advertisement panel fully integrated into bus shelter (advertisements on proposed digital panel to change s

GFY 28/04/2015

15/00281/ADV

JONSU

Bus Shelter Market Parade Gloucester

Replacement of inside panel only of existing double sided static poster board on bus shelter with 1 no. single sided internally illuminated digital advertisement panel fully integrated into bus shelter (advertisements on proposed digital panel to change s

GFY 28/04/2015

15/00282/ADV

CARLH

Advertising Right Bus Shelter On Northbound Carriageway Opp Maritime Court

Replacement of existing static paper posters with static sequential, internally illuminated digital posters to bus shelter

GFY 23/04/2015

15/00283/ADV

CARLH

Advertising Right Bus Shelter On Southbound Carriageway Opp Maritime Court

Replacement of existing static paper posters with static sequential, internally illuminated digital posters to bus shelter

GFY 23/04/2015

15/00294/JPA	JONSU
19 - 21 Brunswick Road Gloucester GL1 1HG	
Prior approval for change of use from offices (B1a) to flats (C3)	
AAPRZ	28/04/2015
15/00318/FUL	CJR
7 Albion Street Gloucester GL1 1UE	
Alterations to dwelling including new windows, redecoration, new porch canopy, demolition of garage/store, repaving driveway, constructing new patio area, removing gates and new fences.	
G3Y	30/04/2015
15/00325/FUL	ADAMS
Gloucester Quays Unit 71and 72 Llanthony Road Gloucester	
Alterations to shopfront and erection of external ventilation equipment including flue	
G3Y	15/04/2015
15/00326/LBC	ADAMS
Gloucester Quays Unit 71and 72 Llanthony Road Gloucester	
Internal and external alterations to Grade 2 listed building incorporating alterations to shopfront, external ventilation equipment including flue, external signage, internal alterations and painting front entrance door.	
G3L	15/04/2015
15/00327/ADV	ADAMS
Gloucester Quays Unit 71and 72 Llanthony Road Gloucester	
Erection of advertisements comprising 1 no. externally illuminated fascia sign, 2 no. externally illuminated projecting signs and 1 no. internally illuminated menu board	
GFY	15/04/2015

15/00332/NMA

CARLH

86 Hempsted Lane Gloucester GL2 5JS

Non-material amendment following permission ref: 14/00929/FUL- Change of conservatory roof from flat to monopitch and replacement of lantern window with 3no velux windows; removal of chimney breast; enlargement of first floor window to south east elevatio

NOS96 07/04/2015

15/00345/CONDIT

EMMABL

25 Parliament Street Gloucester GL1 1HY

Discharge of condition no. 4 (method statement) of approved planning application reference 14/01203/FUL

ALDIS 01/04/2015

15/00423/FUL

JOLM

5 Nettleton Road Gloucester GL1 1QD

Erection of front and rear dormers

RET 24/04/2015

DECISION DESCRIPTIONS ABBREVIATIONS

AAPRZ:	Prior Approval Approved
ALDIS:	All Discharged
AR:	Approval of reserved matters
C3C:	Conservation Area Consent for a period of 3 years
CAC:	Conservation Area Consent
ECREF:	PDE Refused - Commenced
ENOBJ:	No Objections
ENPDEZ:	PDE Decision – No objections
EOBJ:	PDE Decision - Objection
G3L:	Grant Listed Building Consent for a period of 3 Years
G3Y:	Grant Consent for a period of 3 Years
GA:	Grant Approval
GATCMZ:	Grant approval for telecommunications mast
GFY:	Grant Consent for a period of Five Years
GLB:	Grant Listed Building Consent
GLBGOS:	Grant Listed Building Consent subject to Government Office of South West clearance
GOP:	Grant Outline Permission
GOSG:	Government Office of South West Granted
GP:	Grant Permission
GSC:	Grant Subject to Conditions
GTY:	Grant Consent for a period of Two Years
GYO:	Grant Consent for a period of One Year
LAW:	Certificate of Law permitted
NOB:	No objections
NOS96	No objection to a Section 96 application
NPW:	Not proceeded with
OBJ:	Objections to County Council
OBS:	Observations to County Council
PADIS	Part Discharged
PER:	Permission for demolition
RAD:	Refuse advert consent
REF:	Refuse
REFLBC:	Refuse Listed Building Consent
REFREA:	Refuse
REFUSE:	Refuse
RET:	Returned
ROS96:	Raise objections to a Section 96 application
RPA:	Refuse Prior Approval
SCO:	EIA Screening Opinion
SPLIT:	Split decision
TCNOB:	Tree Conservation Area – No objection
TELPRI:	Telecommunications Prior Approval
TPDECS:	TPO decision notice
TPREF:	TPO refuse
WDN:	Withdrawn