

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	
Address/Location:	2gether NHS Foundation Trust, 18 Denmark Road, Gloucester, GL1 3HZ
Application No:	20/00300/FUL
Ward:	Kingsholm & Wotton
Expiry Date:	22.07.2020
Applicant:	
Proposal:	Change of use of site from a health clinic/office to 20no. supported living apartments involving conversion of the existing main building (No. 18 Denmark Road) and the provision of a new three-storey detached building to the rear, including associated landscaping, access and parking, following demolition of an existing single storey outbuilding.
Report by:	Jon Bishop
Appendices:	Site Location Plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 18 Denmark Road is a large detached two storey Victorian building located to the north side of Denmark Road, just outside of the Denmark Road Conservation Area. The site has a large rectangular footprint comprising the Victorian building set back from the road by a front garden area, a large extensive garden to the rear and an area of car parking and hard standing which follows the west side of the site. The site also includes a number of single storey outbuildings. The entrance to the site is off Denmark Road to the south and Posy Lane passes the east. To the east of Posy Lane are residential buildings, to the west is a three-storey apartment with car parking area to the rear and to the north is a tennis courts. The building is a former dwelling which was later converted to offices and consulting room and previously occupied by the 2gether NHS Foundation Trust.
- 1.2 The application seeks full planning permission to allow the change of use of the site from a health clinic/ office to C3 (residential) to provide 20 supported living apartments involving the conversion of the existing main building and the construction of a new detached building to the rear, including associated landscaping, access and parking.
- 1.3 The conversion of the existing building would allow the provision of 8 supported living apartments, with ancillary reception/ office space at ground floor level. The basement would be retained as storage space. The proposals involve modest alterations to the external appearance of the building and would include some fenestration alterations.
- 1.4 The proposed three storey detached building would be located at the rear of the site, behind the existing frontage of the building. The building would have a t- shaped footprint and would appear contemporary in appearance and vary in height from 1 storey elements to three storey elements. The building would benefit from a flat roof and would be constructed from red brickwork with blue/ grey brickwork on elements of the build including the three storey element to the rear. The proposal would feature 12 apartments spread across the three floors.

- 1.5 Primary access into the site is proposed through the existing entrance and the existing gate would be set back further into the site. The supporting documentation confirms that given the proposed development consists solely of supported living apartments, no parking spaces would be required for residents and a total of 9 parking spaces would be provided for staff and visitors. Each apartment would have access to communal cycle storage facilities located at the southern and northern ends of the car park.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
44/13402/HIST	18098 (01):- TWO STOREY EXTENSION AT SIDE AND REAR	Z45NOB	14.09.1983
93/02695/FUL	Single storey extension at front to provide reception area.	GSC	26.10.1993
96/00374/FUL	Installation of fire escape staircase at rear and external alterations to outbuilding.	GSC	13.08.1996
97/00072/FUL	Erection of shed for garden materials at rear.	GSC	20.03.1997

3.0 POLICIES AND GUIDANCE

- 3.1 The following planning guidance and policies are relevant to the consideration of this application:

3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 Development Plan

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)

Relevant policies from the JCS (Main Modifications) include:

SP1 - The need for new development
 SP2 – Distribution of new development
 SD1 – Employment – Except Retail Development
 SD3 – Sustainable design and construction
 SD4 – Design requirements
 SD8 – Historic Environment
 SD10 – Residential Development
 SD11 – Housing Mix and Standards
 SD12 – Affordable Housing
 SD14 – Health and Environmental Quality
 INF1 –Transport network
 INF2 – Flood risk management
 INF3 – Green Infrastructure
 INF7 – Developer contributions

3.4 City of Gloucester Local Plan (Adopted 14 September 1983)

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 213 of the NPPF provides that that due weight should be given to policies in existing plans according to their degree of consistency with the NPPF, the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given. Therefore, it is considered that the 1983 Local Plan is out-of-date and superseded by more recent planning policy including the NPPF and the Joint Core Strategy

3.5 Emerging Development Plan

Gloucester City Plan

The Gloucester City Plan (“City Plan”) will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The Pre-Submission version of the Gloucester City Plan (City Plan) was approved for publication and submission at the Council meeting held on 26 September 2019. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited- moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

Relevant policies include:

- A1: Effective and efficient use of land and buildings
- A2: Affordable Housing
- A5: Specialist housing
- B1: Employment and skills plan
- C1: Active design and accessibility
- D1: Historic environment
- D3: Recording and advancing understanding of heritage assets
- E2: Biodiversity and geodiversity
- E4: Trees, woodlands and hedgerows
- E5: Green infrastructure: Building with Nature
- E6: Flooding, sustainable drainage and wastewater
- F1: Materials and finishes
- F2: Landscape and planting
- F6: Nationally Described Space Standards
- G1: Sustainable transport
- G2: Charging infrastructure for electric vehicles
- G3: Cycling
- G4: Walking
- G7: Water Efficiency

3.6 Other Planning Policy Documents

Gloucester Local Plan, Second Stage Deposit 2002

Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and was adopted by the Council for development control purposes. None of the development management policies are relevant to the consideration of this application.

3.7 Supplementary Planning Guidance/Documents

Denmark Road Conservation Area Appraisal

All policies can be viewed at the relevant website address:- national policies:
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Gloucester City policies:
<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/current-planning-policy.aspx>

4.0 **CONSULTATIONS**

4.1 **Highway Authority**

The revised design and access statement has highlighted the residents of the 20 dwellings to be created will not be driving a vehicle and therefore will not require a parking bay.

The number of parking bays have been adjusted from 8 to 9 spaces. They have also been reconfigured in a chevron pattern, which affords better access.

With this in mind there are no objections to the parking provided.

HDM has no objection to the proposal subject to the inclusion of a condition requiring the car/ vehicle parking area to be completed and kept free of obstruction and available for the parking of vehicles associated with the development.

4.2 **Conservation Officer**

Further to the submission of amended plans, the Conservation Officer made the following comments:

The design has been reconsidered and is much improved. However, I still am of the mind that there should be conditions ensuring that planting will soften the potentially institutional feel of the building. Consideration could also be given to a solar or green roof. No further objections.

4.3 **Tree Officer**

No objection to the application as long as tree protection measures are set out as per the Tree Maintenance Ltd tree report and are adhered to.

4.4 **Drainage Adviser**

Satisfied with the drainage strategy and that the detail is sufficient to mean a condition is not required.

4.5 **Local Lead Flood Authority**

Further to the submission of amended plans, the Local Lead Flood Authority confirmed they were satisfied that the subsequent details submitted would have a negligible impact on the drainage strategy and the development can progress without the need for any planning conditions related to drainage.

4.6 **Civic Trust**

Following the submission of amended plans, the Civic Trust raised no objection to the design of the proposal.

4.7 **Severn Trent Water**

I can confirm that we have no objections to the proposals subject to the inclusion of conditions. Further to the submission of amended plans, no further comments were received.

4.8 **Archaeology**

Concerned that the proposed development may damage or destroy heritage assets with archaeological interest. Recommend a condition requiring the submission of a written scheme of investigation should permission be granted.

4.9 **City Growth and Delivery Officer**

As the proposal is for over 10 residential units (supported living apartments), it meets the requirement for an Employment and Skills Plan. This can be dealt with via condition.

4.10 **Community Infrastructure Levy Officer**

The following steps must be completed prior to the commencement of development:

1. Complete CIL Form 2 'Assumption of Liability' (also attached) – this is required in order to claim social housing relief (see Regulation 51 of the Community Infrastructure Regulations 2010, as amended, for this and further requirements);
2. Submit evidence that buildings to be demolished or re-used, that are still standing on the site, have actually been in-use for the required 6 months in the last 3 years ending on the day that planning permission first permits the chargeable development, to claim a reduction in CIL liability;
3. Complete CIL Form 10 'Claim for Charitable or Social Housing Relief' (also attached) – Once granted the relief will be registered as a local land charge on the property for a period of 7 years beginning with the date on which the qualifying dwelling is first let, only ever becoming payable if there was a 'disqualifying event'.

Then when you are ready to commence, which would include demolition of the single storey outbuildings,:

4. Complete CIL Form 6 'Commencement Notice' (also attached) and send it to us at least one day prior to starting on site. We would advise you to do this well in advance if possible and not to commence development until you have received an acknowledgement from us that your Commencement Notice has been received. This requirement is quite separate from the requirement to inform building control or planning of commencement.

Once we have a valid commencement notice we will acknowledge it and issue a Demand Notice which will show the Social Housing Relief that has been granted and, if it is to be 100% affordable housing, that there is no further liability to pay, subject to the clawback period requirements.

Finally, if no 'disqualifying event' has occurred during the clawback period, after 7 years the local land charge will be removed from the register and the liability extinguished.

4.11 Housing Strategy and Enabling Officer

Subject to clarification from the Commissioners there does appear, from the Applicants Statement, to be locally based need for this type of accommodation

The supporting text of the City Plan policy references best practice. The applicant should identify how this is being achieved in relation the scheme. References to compliance with CategoryM4(2) and Category M4(3) Discretionary Standards of the Building Regulation would be helpful and reading the application some elements may go beyond these requirements. Advice has been sort from Commissioners on their views of the suitability of the design and whether it reflects current best practice. City Plan Policy now requires 50% of new dwellings to meet M4(2) and 4% of Affordable Rented need M4(30) adapted standards. The nature of the schemes suggest that the applicant will need to deliver over and above these levels to ensure the dwellings are fit for purpose, and therefore meet the required needs.

The City Plan Policy refences the need where there is “provision of support and/or care (it is) supported by a sustainable business model”. The applicant has implied that its model will be based on leasing of the schemes to a Registered Provider and Care Provider so details of this arrangement, and that it complies with the City Plan Policy will be required in advance of the application being consented. Long terms sustainable business models provided by fit and proper persons/organisations are important when we are considering the housing of vulnerable members of society.

The applicant has set out why they feel consider the schemes meets the tests within the NPPF and the scheme can be considered “Affordable”.

What has not been tested is whether the scheme is 80% of market rent.

Advice has been provided to the applicant in relation to the services provided and related charges being an acceptable level in order for the for the schemes to be considered as exempt accommodation under the Local Housing Allowance scheme.

In my view this is not the same as the outcomes set out in the rent setting or capital funding guide, where it is explicitly stated that once market comparable have been considered the rent set should be 20% of this level.

In order to resolve this the applicant may wish to provided evidence to justify their assertion that it complies with the rent setting and capital funding guide criteria. If it does then a 100% Affordable Rented scheme would be supported, subject to condition or legal agreement relating to the retention of the schemes to meet this particular need and that that the schemes will continue to meet local Gloucester City needs.

If the applicant is unable to demonstrate that the schemes rent reflects 80% of market homes, an agree to conditions regarding the use and management of the scheme then an affordable housing contribution would be sought, either off-site or by way a commuted sum.

4.12 **Urban Design Adviser**

No objection to the principle of the proposal. The conversion of the existing building is acceptable and the principle of an additional building to the rear would be acceptable subject to the design of that addition.

Further to the submission of amended plans, the Urban Design Officer confirmed that the amendments had addressed previous concerns.

4.13 **Open Space and Playing Pitch Adviser**

Would not expect any POS provision or off- site contributions for the proposal.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified and press and site notices were published.

5.2 5 letters of objection raising the following issues:

- The entrance of the site is on a busy thoroughfare close to a roundabout
- The provision of 7 car parking spaces is insufficient to meet the requirements of 20 residents, their support staff and visitors
- Loss of privacy due to removal of single storey outbuildings (26 Michaelmas Court)
- Loss of privacy (Highgarth Villa, Posy Lane) Two side windows on the second floor that will overlook the front garden and back garden
- Loss of light to back garden (Highgarth Villa, Posy Lane)
- Windows in westerly elevation would overlook 26 Michaelmas Court
- Concern Posy Lane will be used by staff to congregate
- Concern raised over intended use of the building
- Proposal will affect value of house (14 Hampton Court)
- Concern over increase in disturbance and police presence in the area
- Already several supported accommodation facilities on/ around Denmark Road – proposal not needed in the area

Further to the submission of amended plans, neighbouring properties were re consulted and 13 further comments were received:

- Concern remains regarding intended use of the site
- Proposed building would overlook into living room and bedroom (flat 13, Denmark Court) along with everybody else in Denmark Court flats 13-18. This would result in a sever loss of privacy
- Concern over exploitation of vulnerable occupants
- Concern over design and location of building – blocky appearance with a flat roof – a hipped roof would be less oppressive
- The three storey element would impact on the houses in Michaelmas Court through loss of sunlight and loss of privacy especially when using their gardens. The tree storey element should be placed at the other end, near the original house.
- The site borders Conservation Area no. 14, the design is unsympathetic
- Loss of light (26 Michaelmas Court). Windows on the middle and top floors to the side elevation will cause a loss of privacy
- Development is too big for the size of the plot
- Overshadowing to tennis club house
- Concern over parking provision

- The new development would be out of keeping with the area
- Proposal would result in an increase in traffic for the area
- Residential character of Denmark Road is under threat and concern over need for this type of development in the area
- Proposal would block light and view from private garden at Highgarth Villa and result in overlooking
- Increase in traffic for the area

5.3 The full content of all correspondence on this application can be viewed on:
<http://www.gloucester.gov.uk/resident/planning-and-building-control/Pages/public-access.aspx>

6.0 OFFICER OPINION

6.1 *Legislative background*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with a planning application, the Local Planning Authority should have regard to the following:

- a) the provisions of the development plan, so far as material to the application;
- b) any local finance considerations, so far as material to the application; and
- c) any other material considerations.

6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

6.4 It is considered that the main issues with regards to this application are as follows:

- Principle
- Design, layout and landscaping
- Historic environment
- Sustainability
- Traffic and transport
- Residential amenity
- Drainage and flood risk
- Economic considerations

6.5 ***Principle***

6.6 Loss of D1 use

The site was most recently used as a health clinic (Use Class D1) and office (Use Class B1) for the 2gether NHS Foundation Trust, providing mental and social health care services.

Policy INF4 (Social and Community Infrastructure) of the Joint Core Strategy (2017) states that:

1. *'Proposals to develop land or buildings currently or previously in use as a community facility will demonstrate, including evidence of engagement with relevant local community groups and partner organisations, why the facility is no longer required and, as appropriate, how, when and where suitable local replacement facilities will be provided. Provision of replacement facilities will have regard to the locational and other relevant elements of this policy.'*

The previous use as a health clinic falls within the scope of policy INF4.

The agent has confirmed that following a restructure within Gloucester, the 2gether NHS Foundation Trust put several existing sites up for sale in late 2017 and over the course of the past three years, the Trust has moved out of these older building into one central purpose-built facility at Pullman Place in Gloucester. Pullman place is a purpose built facility which amalgamates all services of the NHS Foundation Trust under one roof. The agent has confirmed that the original facilities, including 18 Denmark Road, were no longer fit for purpose in terms of the space available and were falling into a state of disrepair and a new facility was required in order to meet the changing needs of the local community. A large space was also required to cater for approximately 300 staff members, due to the impending merger between the 2gether NHS Foundation Trust and Gloucestershire Care Service NHS Trust (this took place in October 2019).

In support of point 1 of policy INF4 the agent concludes that:

- It has been clearly demonstrated why 18 Denmark Road is no longer required for their purposes and the relocation of the community use has already been undertaken.
- The quality and location of the replacement facility at Pullman Court is far more beneficial than the facilities at 18 Denmark Road.
- The proposal to redevelop the site to provide 20. No supported living units would allow people with mental and physical disabilities to enable them to live independently, whilst ensuring care is available on site to cater for their specific needs. As a result, there is a significant degree of cross over between the existing health clinic use and the proposed use. People living in these units will likely be patients of the NHS Trust.
- There are significant social benefits to the proposed scheme, which together with the reasoning of the relocation, would far outweigh the loss of the Class D1 use

Introduction of housing

Paragraph 121 of the NPPF states that *'Local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:*

- a) *Use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this framework'.*

The NPPF requires local planning authorities to demonstrate a 5 Year Housing Land Supply, with an appropriate buffer, against the relevant housing requirement. Footnote 7 to paragraph 11 of the NPPF 2018 indicates that policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years. The JCS addresses housing supply and demand under Policies SP1 (The Need for New Development) and SP2 (Distribution of New Development) as well as within Part 7 (Monitoring and Review). Gloucester can demonstrate a five year supply of deliverable housing sites with a 5% buffer (which is appropriate as the Council can demonstrate that it passes the housing delivery test as set out at paragraph 215 of the NPPF). This positive housing land supply position means that the housing policies in the Joint Core Strategy can be given full weight.

Policy SD10 of the JCS allows for infilling within the existing built up areas of the City Gloucester. In terms of the broad principles of development, the site is within the built up area of the City, is in a sustainable location for residential use and would contribute to housing supply. As the site is located within the built up area of the city, the principle of development is considered acceptable in accordance with JCS Policy SD10.

Provision of specialist accommodation

Policy SD11 of the JCS refers to housing mix and standards and states:

'Provision of specialist accommodation, including accommodation for older people, will be supported where there is evidence of a need for this type of accommodation and where the housing/ bed spaces will contribute to meeting the needs of the local community. Specialist accommodation should be located to have good access to local services.

Policy A5 of the emerging Gloucester City Plan refers to specialist housing and states that *'development proposals for specialist housing must be supported by evidence to demonstrate need for this form of housing within Gloucester City, suitable for intended occupiers in relation to affordability, quality, design and type of facilities and accessible for local shops and services, public transport and community facilities appropriate to the needs of the intended occupiers.*

The proposal would provide specialist accommodation for local people with mental and physical disabilities to enable them to live independently, whilst ensuring care is available on site to cater for their specific needs.

The Council's Housing Strategy officer has been notified of the proposal and confirmed that it had been proven there was a locally based need for this type of accommodation within the city.

Affordable Housing

Policy SD12 of the JCS requires the provision of affordable housing and states:

'Outside of the Strategic Allocation sites, on sites of 11 dwellings or more, or sites with a maximum combined gross floor space of greater than 1000sqm; a minimum of 20% affordable housing will be sought on developments within the Gloucester City administrative area'.

The policy goes onto state that:

'If a development cannot deliver the full affordable housing requirement, a viability assessment, conforming to an agreed methodology, in accordance with policy INF7 will be required'.

Policy A2 of the emerging Gloucester City Plan refers to affordable housing and states *'on residential sites of 10 dwellings or more, 25% affordable housing is required.*

In support of the application

Further to discussions with the agent regarding the requirement of affordable housing, the agent submitted a viability assessment for review to demonstrate that the provision of affordable housing was not viable at the site. The assessment has concluded that the scheme is not viable with the provision of affordable housing. The Council's appointed viability consultant has reviewed the submitted report and confirms that the detailed breakdown in the viability assessment identifies that there will be a surplus of £19,000 for the completed scheme. Therefore, the applicant will be required to enter into a S106 agreement in order to secure a payment of £19,000 towards affordable housing in the district. Subject to the completion of the legal agreement it is considered that the provision of an off-site contribution of £19,000 is acceptable in accordance with policy INF6 of the JCS and the NPPF.

6.7 ***Design, Layout and Landscaping***

The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design, Policy SD6 requires development to protect or enhance landscape character while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that where an area is designated as a conservation area '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area*'.

The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Chapter 16 of the National Planning Policy Framework sets out the importance of protecting and enhancing the historic environment, and conserving heritage assets in a manner appropriate to their significance. In particular, paragraph 192 states that in determining planning applications, local authorities should take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

Policy SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design, Policy SD8 of the JCS seeks to preserve and enhance heritage assets as appropriate to their significance and Policy INF3 requires development to contribute positively towards green infrastructure.

Policy A1 of the emerging Gloucester City Plan requires development to make effective and efficient use of land and buildings and should result in the overall improvement of the built and natural environment and be of a suitable scale for the site. Policy D1 of the emerging Gloucester City Plan requires development proposals to conserve the character, appearance and significance of designated and non-designated heritage assets and their settings. Policy D3 states that where development reveals, alters or damages a heritage asset, the City Council will require developers to record and advance the understanding of the significance of that asset prior to and/or during development. Policy E4 seeks to ensure that there are no significant adverse impact on existing trees, woodlands or hedgerows and every opportunity should be taken for appropriate new planting on site. Policy E5 states that development must contribute towards the provision, protection and enhancement of Gloucester's Green Infrastructure Network. Policy F1 states the development proposals should achieve high quality architectural detailing, external materials and finishes that are locally distinctive. Developments should make a positive contribution to the character and appearance of the locality and respect the wider landscape. Policy F3 refers to landscape and planting and states that major development proposals must be accompanied by a landscape scheme, incorporating hard landscape and planting details. Policy G7 states that development proposals must demonstrate that the estimated consumption of wholesome water per dwellings should not exceed 110 litres per person per day.

6.8 The site is located just outside of the Denmark Road Conservation Area, with the boundary of the Conservation Area running along the front of the site. The nearest Listed Building (Hillfield House – Grade II Listed) lies some distance to the south east of the site on the opposite side of Denmark Road. The proposal is located to the north of Denmark Road, which is characterised by a variety of architectural styles and design. The application site is situated between two very different buildings. The apartment block at Michaelmas Court (an example of modern development) and Denmark Court to the east – an example of late 20th century architecture. Elsewhere along the street there are a mix of examples of traditional Victorian architecture and newer built development. The majority of buildings in the local area are between two storey and three storey in height. The most common use of material in the street scene is red brick which in many cases are broken up using banding or stone detailing. Generally, the period dwellings in the area include more elaborate ornamentation than modern development. Roofing consists of both clay and slate tiles and windows include a mix of timber and UPVC.

Design and layout

The application has been amended since the original submission to seek to overcome design concerns. The proposal would require the refurbishment and alterations to the existing building on the site and the construction of a large T shaped building to the rear. The amendments proposed to the existing building are considered to be acceptable and would not harm the character of the existing building.

Access to the site would be from Denmark Road and parking would be provided at the west side of the site. The east side of the site would include a landscaped area creating a courtyard for future residents. Whilst the footprint of the proposed building is substantial and introduces backland development at this site, backland development is not completely out of keeping with the area (The neighbouring development Denmark Court includes an apartment block at the rear of the site).

The design of the proposed new build would introduce a contemporary building which would appear in contrast with the existing traditional building at the front of the site. The development would vary in height and would benefit from a flat roof. The supporting document states the building would steadily ascend from single storey adjacent to the existing building, up to three storey and the massing was considered to assist in framing the proposed communal courtyard area.

The proposal would be constructed from red brick as the primary external material which would be in keeping with the existing building. The proposal would also make use of blue/ grey brickwork intended to harmonise with the blue/ grey tones of slate roofing seen within the local area. The scale and design of the proposed new development block, whilst large, is considered to be acceptable. The council's urban design officer has been notified of the amended proposal and has raised no objection to the application.

Landscaping

In terms of landscaping, in support of the amended application, the agent has provide a detailed landscaping plan which details proposed landscaping at the site in form of tree planting spread around the site and a landscaped area to the front of the existing building and to the side of the site which would create a dedicated courtyard area. The agent has also provided a tree survey, implications assessment and outline protection method statement in support of the application. The Council's tree officer has been notified of the proposal and has raised no objection to the application subject to the inclusion of conditions requiring the tree protection measures to be carried out in accordance with approved details.

6.9 ***Impact on historic environment***

- 6.10 Whilst the site is not located within a Conservation Area, the site does sit on the fringes of the Denmark Road Conservation Area and the proposed development would be partially visible from the Conservation Area. Further to the submission of amended plans, the Council's conservation officer was notified of the amendments and raised no objection to the application but suggested that conditions should be added to any planning permission to ensure that planting would soften the potentially institutional feel of the building.

Archaeology

The site fronts onto the line of the Roman road known as Ermin Street (modern Denmark Road) and is approximately 100 metres from a known Roman cemetery at Wotton. The site has been subject to archaeological evaluation (trial trenching) which has identified archaeological remains of an uncertain date. The council's Archaeologist has been notified of the proposal and has raised that there is a reasonable chance for remains of Roman date to be present at the site and raised concern that the proposed development could damage or destroy heritage assets with archaeological interest and therefore requested a condition requiring the submission of a written scheme of investigation.

Subject to the inclusion of this condition, the development can be considered to be acceptable in terms of heritage impact in accordance with the NPPF, policy SD8 of the JCS and policies D1 and D3 of the emerging Gloucester City Local Plan.

6.11 ***Sustainability***

- 6.12 In support of the application, an energy strategy has been submitted which identifies that the most suitable opportunity to boost Co2 reduction in the scheme would be to improve the existing and proposed fabric of the building. The report identifies that the existing building will be enhanced through the refurbishment process, including improved window and insulation throughout and the new build element would meet the necessary requirements as outlined in Part L of Building Regulations 2013 to create a thermally efficient and airtight building, minimizing energy usage.

6.13 ***Traffic and transport***

Paragraph 109 of the NPPF provides that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual impacts upon the road network would be severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network. The proposal would make use of the existing access to the site from Denmark Road. The visibility in both directions would meet the required standards and opportunities for two cars to pass one another within the site are possible. The proposal would include 9 car parking spaces, which the agent has confirmed would be primarily used for employees and visitors to residents. The car parking area would be located along the western boundary of the site, as per the existing site. The proposed site layout also accommodates a turning area. The proposal would include the provision of secure covered cycle storage to cover the needs of employees and visitors. Refuse collection would take place from Denmark Road as existing and a bin storage and refuse storage area would be provided close to the front boundary of the site. Further to the submission of additional information the Highways Authority made the following comments:

6.14 The revised design and access statement has highlighted the residents of the 20 dwellings to be created will not be driving vehicles and therefore would not require a parking bay. The number of parking bays have been adjusted from 8 to 9 spaces. They have also been reconfigured in a chevron pattern, which affords better access. With this in mind there are no objection to the parking provided. The Highways Department have no objection to the application subject to the inclusion of a condition requiring the completion and maintenance of car/ vehicle parking shown on the approved plans. The proposal is therefore considered to be acceptable on highways grounds in accordance with the NPPF and policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

6.15 ***Residential amenity***

Paragraph 17 of the NPPF sets out that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy SD4 of the JCS relates to Design Requirements and, in terms of amenity and space, specifies that new development should enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space, and the avoidance or mitigation of potential disturbances, including visual intrusion, noise, smell and pollution. Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

6.16 Impact on future occupants of the proposed residential units

Consideration needs to be given to the living environment which would be provided for any future occupiers of the proposed residential unit. Paragraph 17 of the NPPF and policies SD4 and SD14 of the JCS, as referred to above, are relevant in this regard, as is Policy SD11 of the JCS which relates to "Housing Mix and Standards". In terms of housing standards, Policy SD11 specifies that:

1. New housing should meet and where possible exceed appropriate minimum space standards.
2. Housing should be designed to be accessible and adaptable as far as is compatible with the local context and other policies, including Policy SD8

The "Delivery" section of Policy SD11 advises that the Government's Housing Standards Review was completed in 2015, which presents a single set of national space standards. The National Space Standards have been taken forward within the Gloucester City Plan. Policy F6 of the emerging plan provides that development proposals for new residential development (including change of use or conversions) must meet Nationally Described Space Standards. On the basis of the stage of preparation the plan has reached, and the consistency of policy with the NPPF, and its reference to national standards, Policy F6 can be afforded moderate weight in accordance with paragraph 48 of the NPPF.

Furthermore, the City Plan pre- submission Housing Background Paper (September 2019), indicates the need for National space standards within the city. The data shows that the conversions sampled often fall below the NDSS. 66% of conversions were below the standard for internal floor area.

Impact on future occupants on converted existing building

National space standards require the following gross internal floor area:

- *1 bedroom, 1 person dwelling set over 1 storey (39 square metres)*
- *1 bedroom, 2 person dwelling set over 1 storey (50 square metres)*

The existing building would include 4 apartments on the ground floor which would measure:

- G.01 – 46 square metres
- G.02 – 41.1 square metres
- G.03 – 60.8 square metres
- G.04 – 56 square metres

The first floor would include 4 apartments on the ground floor which would measure:

- G.01 – 46 square metres
- G.02 – 41.1 square metres
- G.03 – 60.8 square metres
- G.04 – 56 square metres

The agent has confirmed that the units have been designed to accommodate 1 person per unit. The proposal would reach national space standards for 1 person 1 bedroom units and can therefore be considered acceptable in this respect.

The proposed apartment would benefit from windows which would provide outlook and light for future occupants. Concern was raised over the amount of light entering the living area of apartments G.02 and 1.02 and it was queried whether the window size for these rooms could be increased to allow for additional light. The agent confirmed that the windows had been designed to be true to the size, type and number of existing windows within the Victorian building and have not been any alterations to window sizes.

To the west of the site is a block of flats which front onto Michaelmas Court. This block of flats includes windows facing towards the proposed development and would measure 18.21 metres away at its closest point. The block of flats would look towards the side windows of apartment G.04 and 1.04 which form a hallway and bathroom. Given the use of these rooms, it is not considered that harmful overlooking would occur as a result of the development.

To the east of the site are a block of flats along Denmark Road. The block of flats closest to Denmark Road does not include any side facing windows and so would not harmfully overlook future residents of the existing building. There is another block of flats to the north east of the site with windows facing towards the proposed development. However, given the separation distance between the two buildings, overlooking would not be harmful.

Impact on future occupants of the proposed new buildings

- *1 bedroom, 1 person dwelling set over 1 storey (39 square metres)*
- *1 bedroom, 2 person dwelling set over 1 storey (50 square metres)*

The proposed building would include 5 apartments on the ground floor which would measure:

- G.05 – 68.9 square metres
- G.06 – 44.2 square metres
- G.07 – 47.1 square metres
- G.08 – 41.7 square metres
- G.09 – 41.7 square metres

The first floor would include 5 apartments which would measure:

- 1.05 – 56.6 square metres
- 1.06 – 41.7 square metres
- 1.07 – 47.1 square metres
- 1.08 – 41.7 square metres
- 1.09 – 41.7 square metres

The second floor would include 2 apartments which would measure:

- 2.01 – 41.7 square metres
- 2.02 – 42.3 square metres

These apartments would again meet national space standards for a 1 bedroom, 1 person dwellings which is considered to be acceptable.

The proposed apartments would benefit from windows which would provide outlook and light for future residents.

To the west side of the site and the proposed building are properties along Michaelmas Court. The rear elevation of 27 Michaelmas Court would face towards the proposed development. The rear elevation of number 27 would be located approximately 24 metres from the side facing windows and due to this distance overlooking is not considered to be an issue. To the rear of the site is Gloucester Wotton Lawn Tennis Club and to the east of the site are properties along Denmark Road and Highgarth Villa. The side elevation of Highgarth Villa would be located approximately 4.8 metres from the proposed development but includes no side facing windows and so would not result in overlooking. The block of flats to the rear of Denmark Court would be located approximately 23 metres from the site boundary and would not result in harmful levels of overlooking.

Impact on neighbouring residents

Concerns raised from neighbouring residents in respect to amenity impact have been summarised below:

- Loss of privacy due to removal of single storey outbuildings (26 Michaelmas Court)
- Loss of privacy (Highgarth Villa, Posy Lane) Two side windows on the second floor that will overlook the front garden and back garden
- Loss of light to back garden (Highgarth Villa, Posy Lane)
- Windows in westerly elevation would overlook 26 Michaelmas Court
- Concern Posy Lane will be used by staff to congregate
- Concern over increase in disturbance and police presence in the area
- Proposed building would overlook into living room and bedroom (flat 13, Denmark Court) along with everybody else in Denmark Court flats 13-18. This would result in a severe loss of privacy
- The three storey element would impact on the houses in Michaelmas Court through loss of sunlight and loss of privacy especially when using their gardens. The tree storey element should be placed at the other end, near the original house.
- Loss of light (26 Michaelmas Court). Windows on the middle and top floors to the side elevation will cause a loss of privacy

A number of neighbouring residents have raised concern over the proposal and the impact the development would have on their living amenity. The main properties likely to be impacted by the proposal are:

- Apartment block 28-38 Michaelmas Court
- 27 and 26 Michaelmas Court
- Highgarth Villa
- Apartment block 13-18 Denmark Court
- Apartment block 1- 12 Denmark Court

Apartment block 28-38 Michaelmas Court

28- 38 Michaelmas Court is located to the west of the site adjacent to the existing building which will be converted into residential accommodation. The existing building would not be as part of the development and so would not result in overshadowing for this neighbouring apartment block. The side elevation of the existing building already contain a series of windows facing towards 28-38 Michaelmas Court. The side facing windows would comprise reception area hallway, stairway and hall and bathroom for apartment G.04 on the ground floor, meeting and training rooms windows, stairwell window and hallway and bathroom window for apartment 1.04 on the first floor.

The side facing windows would be located approximately 18.2 metres away from the rear facing windows of the apartment block at their closest point, increasing to 21.2 windows. Given the use of these windows, the separation distance between the two buildings and the fact these windows are already in existence, overlooking for 28-38 Michaelmas Court is not considered to be unacceptably harmful.

27 and 26 Michaelmas Court

Occupiers of 26 Michaelmas Court have raised the following concerns in respect to the proposal:

- Loss of privacy due to removal of single storey outbuildings
- Windows in westerly elevation would overlook 26 Michaelmas Court
- The three storey element would impact on the houses in Michaelmas Court through loss of sunlight and loss of privacy especially when using their gardens. The tree storey element should be placed at the other end, near the original house.
- Loss of light. Windows on the middle and top floors to the side elevation will cause a loss of privacy

26 and 27 Michaelmas Court are located adjacent to the north west boundary of the site. The proposed development would be located adjacent to the rear garden of no 26 and the three storey side elevation of the proposal would measure approximately 10 metres from the boundary with the rear garden of no. 26 and 24.1 metres from the dwelling itself.

The three storey element of the building would measure approximately 8.8 metres in height and there is an existing tree near the boundaries of the site which would assist in minimising some of the impact of the development.

Further to concerns being raised in regards to overlooking, alterations have been made to the proposal amending the window locations to ensure that the primary living room windows of apartments G.07 and 1.07 are north facing, with the remaining living room windows on the side elevation facing towards Michaelmas Court being a secondary window. In order to prevent overlooking from occurring, these windows could be conditioned as obscure glazed and non opening as part of any planning permission.

Highgarth Villa

Residents at Highgarth Villa have written raising a number of concerns in respect to the application:

- Loss of privacy (Highgarth Villa, Posy Lane) Two side windows on the second floor that will overlook the front garden and back garden
- Loss of light to back garden (Highgarth Villa, Posy Lane)

Highgarth Villa is located adjacent to the north east boundaries of the site.

The side elevation of Highgarth Villa would face towards the proposed development but does not include any side facing windows. To the north of the dwelling, forward of the front elevation of Highgarth Villa is the properties front garden and parking area as well as a double garage. To the east of this (behind the double garage) is the properties private garden space.

The proposed part of the development affecting this dwelling is two storey in height measuring 5.85 metres in height. The third storey development would be set further into the site. The two storey element would measure approximately 1.6 metres from the boundary of the site and 4.7 metres from the side elevation of Highgarth Villa. The proposed development would extend beyond the front elevation of Highgarth Villa by some 3.5 metres. The front elevation of Highgarth Villa includes front facing windows. The 45 degree test has been carried out and the proposal does not break this test in terms of depth.

Residents of Highgarth Villa have raised concern that the proposed development would result in the loss of light to the garden area of Highgarth Villa. The outside space located closest to the development would comprise front garden and parking area. Whilst there would be some impact on this area, this is not considered to be to an unacceptable extent and the private garden area located further to the east of the site would remain largely unaffected in terms of overshadowing and overbearing.

The side elevation of the proposed development closest to Highgarth Villa would include side windows. However, these would look towards the side elevation of the building and so would not directly overlook areas of private garden space.

Apartment block 13-18 Denmark Court

- Proposed building would overlook into living room and bedroom (flat 13, Denmark Court) along with everybody else in Denmark Court flats 13-18. This would result in a severe loss of privacy

Block 13-18 Denmark Court is located to the east of the site and is located approximately 23 metres from the boundaries of the site. Given the separation distance between this apartment block and the proposed development, impact in terms of overlooking, overbearing or overshadowing as a result of the proposal is not considered to be unacceptable.

Apartment block 1- 12 Denmark Court

12 Denmark Court is located adjacent to the south east boundaries of the site. The existing building (proposed to be converted to residential apartments) is located approximately 6.2 metres from the side elevation of this apartment block and contains a number of windows on the side elevation which are already in existence but would be converted to provide light for the apartment. There are no windows on the side elevation of this apartment block and as such the proposed development would not result in harmful levels of overlooking to any habitable rooms. The windows are already in existence and so overlooking levels are not considered to become substantially worse. The existing building would not be extended and so there are no further concerns in terms of overbearing/ overshadowing impact.

6.17 ***Drainage and flood risk***

The NPPF requires that development is directed to the areas at lowest risk of flooding, that new development should take the opportunities to reduce the causes or impacts of flooding, should not increase flood risk elsewhere and take account of climate change. Policy INF2 of the JCS reflects the NPPF, applying a risk based sequential approach, requiring new development to contribute to a reduction in flood risk and requiring the use of sustainable drainage systems. Policy E6 of the emerging Gloucester City Plan refers to flooding, sustainable drainage, and wastewater and states that development shall be safe from flooding and shall not lead to an increase in flood risk elsewhere. All development will be expected to incorporate Sustainable Drainage Systems (SUDs) to reduce surface water discharge rates and address water quality.

6.18 A Ground Investigation Report and SuDs Drainage Strategy have been submitted in support of this application.

6.19 The Local Lead Flood Authority has been notified of the proposal and have raised no objection to the application and confirmed that there is sufficient information supported with the application to negate the need for a drainage condition.

6.20 **Conclusion**

6.21 This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of design, materials, highway safety implications, impact upon the amenity of any neighbours and the local area; the proposal is acceptable and accordingly it is recommended that planning permission be granted.

6.22 **Human Rights Act**

In compiling the recommendation full consideration has been given 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); Article 1 of the First Protocol (Right to the use and enjoyment of property) 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 and also Article 1 of the First Protocol of adjacent occupiers. On assessing the issues raised by the application no particular matters, warrant any different action to that recommended.

7.0 **RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER**

7.1 That planning permission is GRANTED subject to the completion of a legal agreement to secure an off-site contribution towards affordable housing and subject to the following conditions:

7.2 **Condition 1**

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

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

7.3 **Condition 2**

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers

- PL001 Rev A – Site Location Block Plan
- PL005 Rev K – Proposed Site Plan
- PL101 Rev G – Proposed Basement Floor Plan
- PL102 Rev L – Proposed Ground Floor Plan
- PL103 Rev K - Proposed First Floor Plan
- PL104 Rev J – Proposed Second Floor Plan
- PL105 – Proposed Roof Plan

PL111 Rev A – Proposed Bin Cycle Store
PL201 Rev E – Proposed Elevations (1)
PL202 Rev H – Proposed Elevations (2)
PL301 Rev E – Proposed Street Scenes
PL501 – Shading Analysis
L201 Rev C – Detailed Landscape Proposals
Design & Access Statement – Rev D

except where these may be modified by any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans.

7.4 Condition 3

The development hereby permitted shall not be occupied until the drainage works have been completed in accordance with the approved plan numbers, DRG-BML-ERD-ZZ-DR-C-0 P-01, DRG-BML-ERD-ZZ-DR-C-05 P-01, DRG-BML-ERD-ZZ-DR-C-05 P-01, DRG-BML-ERD-ZZ-DR-C-0 P-01 and Operation & Maintenance Manual DRG-BML-ERD-ZZ-RP-C-050.1

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

7.5 Condition 4

No development shall take place until details or samples of materials to be used externally have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the materials harmonise with the surroundings in accordance the National Planning Policy Framework and Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

7.6 Condition 5

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 199 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

7.7 Condition 6

Prior to the commencement of development, a detailed plan, showing the levels of the existing site, the proposed levels of the site, the proposed slab levels of the building approved and a datum point outside of the site, shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

In order to define the permission and ensure that the development is of a scale and height appropriate to the site in accordance with the National Planning Policy Framework and Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

7.8 Condition 7

No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before before the building(s) is/are occupied Development shall be carried out in accordance with the approved details.

Reason

In the interests of visual amenity and to ensure dwellings have satisfactory privacy in accordance with the National Planning Policy Framework and Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

7.9 Condition 8

No development shall commence on site or machinery or materials brought onto the site for the purpose of development until a landscape scheme has been submitted to and approved in writing by the local planning authority. The submitted design shall include scaled drawings and a written specification clearly describing the species, sizes, densities and planting numbers. Drawings must include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and an indication of which are to be retained and which are to be removed.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment

7.10 Condition 9

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment

7.12 Condition 10

Implementation of any development shall be undertaken in accordance with the tree protection measures set out in the Arboricultural Method Statement, and those measures shall be retained for the duration of the demolition and construction period for that phase.

Reason

To protect trees that are to be retained in the scheme.

7.13 Condition 11

The buildings hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plans, and those facilities shall be maintained available for those purposes thereafter.

Reason

In the interest of highway safety.

7.14 Condition 12

The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the approved plans and those facilities shall be maintained for the duration of the development.

Reason

To ensure the provision and availability of adequate cycle parking.

7.15 Condition 13

Prior to commencement of the development hereby permitted details of a construction management plan or construction method statement for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to
- ensure satisfactory access and movement for existing occupiers of
- neighbouring properties during construction);
- Routes for construction traffic;
- Any temporary access to the site;
- Locations for loading/unloading and storage of plant, waste and construction
- materials;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles; and
- Methods of communicating the Construction Management Plan to staff,
- visitors and neighbouring residents and businesses.

Reason

In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

7.16 Condition 14

The living room windows in the north west elevation of apartments G.07 and 1.07 hereby permitted, shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with, and retained in, obscure glazing.

Reason

In order to protect the residential amenity of adjacent properties.

7.17 Condition 15

The premises shall be used for C2 and for no other purpose (including any other purpose in Class C of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

The local planning authority wish to control the specific use of the land/premises, in the interest of local housing need in accordance with policy SD12 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

Person to Contact: Jon Bishop

Planning Application: | 20/00300/FUL

Address: | 2gether NHS Foundation Trust
18 Denmark Road Gloucester
GL1 3HZ

Committee Date: |

