

# GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	05.09.2023
Address/Location:	9 Denmark Road Gloucester GL1 3HZ
Application No:	22/01255/FUL
Ward:	Kingsholm & Wotton
Expiry Date:	08.09.2023
Applicant:	Mr Tom Waldron
Proposal:	Proposed change of use from a care home (Use Class C2) to 5 no. 4 bedroom residential units (Use Class C3) including associated alterations to the building and changes to access and parking.
Report by:	Rhiannon Murphy
Appendices:	Site location plan   Site layout plan

**This application has been called to Planning Committee by the local Councillor due to concerns of impact on the Denmark Road Conservation Area.**

## 1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 9 Denmark Road is located within the Kingsholm ward of Gloucester and within the Denmark Road Conservation Area.
- 1.2 The site consists of a large detached three storey red brick building located at a corner plot south of Denmark Road and west of Alexandra Road. The dwelling fronts onto and benefits from pedestrian access from Denmark Road and vehicular access to the site is at the rear from Alexandra Road. The rear of the site comprises a hardstanding area used for parking. The front is landscaped and includes a mix of grass and planting. The site is enclosed to the front by a low level brick wall and to the side by a partial high level wall and part 1.8m high fence.
- 1.3 The existing use of the site is as a care home (use class C2).
- 1.4 The proposal seeks a change of use of the site from C2 to C3 (residential). The proposal would involve the sub division of the site to create 5 no, 4 bedroom residential units. The alterations to the existing building would involve mostly internal layout changes and some small external alterations.
- 1.5 Amended plans has been submitted as the application has progressed to seek to overcome concerns raised by the Conservation Officer.
- 1.6 The amended proposal utilises an existing parking area to the front of plot 1, which would provide 2 parking spaces for plot 1 along with an area for bin and cycle storage. A parking area would be provided for plots 2-5 at the rear of the site. Two parking spaces would be provided for each residential unit. The parking area for plots 2-4 would also include bin and cycle storage. The bin and cycle storage for plot 5 would be located within the side garden area.

- 1.7 The amended proposal would retain the existing garden area at the front of the site as well as providing rear garden space to the rear. Pedestrian access to the units would be possible from both the front and rear of the site and the side garden of plot 5.
- 1.8 The existing wall bounding the site is proposed to be repaired. New hedging would be provided at the front of the site subdividing the front gardens and 1.8m high fencing to the rear would subdivide the rear gardens and separate the rear gardens from the proposed parking area.

## 2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
00/00280/FUL	Construction of disabled access ramps	GP	29.05.2000
44/17515/HIST	18088 P/142/67:- CH O U FROM PRIVATE DWELLING HOUSE TO STUDENTS HOSTEL	Z45APP	16.03.1967
44/17517/HIST	18088 03/EDP/880/79:- CH O U FROM STUDENTS HOSTEL TO PRIV. NURSE HOME & DOCTORS*	Z45ASC	15.08.1979
44/17519/HIST	18088 2528/49/47:- GARAGE	Z45ASC	22.04.1947
44/17521/HIST	18088 2778/185/47:- PERMANENT GARAGE	Z45APP	23.12.1947
44/17523/HIST	18088 P/124/53:- 5 & 7 CHANGE HOUSES/TO TRAINING CENTRE & HOSTEL	Z45APP	20.05.1953
44/17525/HIST	18088 AP/4481/80:- EXTERN ILLUM FREE STANDING NAME SIGN.	Z45AFY	05.11.1980
44/17526/HIST	18088 01:- CONSTR OF VEHICULAR ACCESS OFF ALEX. RD TO SERVE 3-9 DEN. RD	Z45ASC	07.10.1981
44/17528/HIST	18088 02:- ALTERS & RETENTION OF USE OF 3-9 AS HOSPITAL FORM. OF*	Z45APP	11.06.1986
44/17529/HIST	18088 03:- TWO STOREY EXTENSION AT SIDE	Z45ASC	24.05.1988
44/17530/HIST	18088 04:- EREC OF PORTAKABIN AT REAR FOR USE AS TEMP OFFICE ACCOM	Z45	11.11.1988
90/00258/FUL	A) Conversion of hospital to nursing home and formation of parking areas. B) (outline) Two storey & single storey extn.	Granted	31.10.1990
97/00333/COU	Change of use of ground and first floor from hospital to residential accommodation.	Granted	08.07.1997
06/00222/FUL	Erection of 1.8 m high close boarded fence to part road frontage.	Refuse	21.04.2006
06/00466/FUL	Dormer addition to front plane of roof (to accommodate lift shaft within building)	Granted	24.05.2006
06/00602/FUL	Erection of 1.5 m trellis fence to front grassed area.	Granted	15.06.2006

## 3.0 RELEVANT PLANNING POLICIES

- 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 include:

SP1: The Need for New Development  
SP2: Distribution of New Development  
SD3 – Sustainable design and construction  
SD4 – Design requirements  
SD6 – Landscape  
SD8 – Historic Environment  
SD9 – Biodiversity and geodiversity  
SD10 – Residential development  
SD11 – Housing mix and standards  
SD14 – Health and environmental quality  
INF1 – Transport network  
INF2 – Flood risk management  
INF3 – Green Infrastructure

### 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 219 of the NPPF states that '*...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*' The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

### 3.5 **Gloucester City Plan**

The Gloucester City Plan (GCP) delivers the JCS at the local level and provides policies addressing local issues and opportunities in the City. It was adopted on 26<sup>th</sup> January 2023 and forms the development plan alongside the JCS.

Relevant policies from the Gloucester City Plan include:

A1 – Effective and efficient use of land and buildings  
A6 – Accessible and adaptable homes  
C1 – Active design and accessibility  
D1 – Historic environment  
D2 – Non designated heritage assets  
D3 – Recording and advancing understanding of heritage assets  
E1 – Biodiversity and geodiversity  
E3 – Green/ Blue Infrastructure  
E4 – Flooding, sustainable drainage and wastewater  
E6 – Development affecting Cotswold Beechwoods Special Area of Conservation  
E7 – Trees, woodlands and hedgerows  
F1 – Materials and finishes  
F2 – Landscape and planting

- F3 – Community safety
- F6 – Nationally described space standards
- G1 – Sustainable transport and parking
- G4 – Broadband connectivity
- G6 – 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 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**

Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Further to the submission of amended plans highways confirmed no objection regarding amended plan P-003E. The suggested conditions as previously proposed to remain with reference to updated plan

### 4.2 **Conservation Officer**

Comments on original plans: Whilst the change of use of Elizabeth House to 5 residential units is acceptable in principle. The replacement of its historic traditional windows with ones made of upvc, and the proposed creation of off street parking spaces within the current gardens to the front of the property are not. These proposals are considered to be harmful to the character and appearance of the conservation area, as well as the significance and setting of the non designated heritage asset.

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

Revised drawings have been submitted which address the concerns that were outlined in the earlier conservation response with regards to the loss of the traditional timber windows, and the loss of front gardens to create off street parking.

It is now considered that the proposals in this application will not cause harm to the character and appearance of the Denmark Road Conservation Area and the significance of the non designated heritage asset will be sustained. As such the proposals in this application are considered to be acceptable.

#### 4.3 **Civic Trust**

Comments on original plans: No objection to the building work proposed, but take exception to the change to the frontage; from garden to car parking. This would significantly affect the appearance of the street and would introduce a hazard for motorists and cyclists. We favour rationalising the existing rear parking to allow for off street parking while still providing rear gardens to the properties.

Further to the submission of amended plans, Civic Trust confirmed that they welcomed the revision to the design and the proposal as a whole and raised no objection to the application.

#### 4.4 **Archaeology**

Denmark Road is originally a Roman road – dating from the first century AD. Significant archaeological remains have generally been found at either end of the road at the junctions with London Road and Kingsholm Road. These remains have included human burials and some settlement activity. The middle part of Denmark Road is generally quieter but archaeological remains do occur. In my judgement the site has some potential to contain archaeological remains of Roman date, potentially including human remains.

No objections to the proposed development, but concern that groundworks associated with the proposed development could damage or destroy heritage assets with archaeological interest. Should you be minded to grant permission for this application, conditions recommended relating to archaeological written scheme of investigation.

#### 4.5 **Housing Strategy**

- SD11 requires a range of home sizes to be provided, however given the context that this is a small scheme in an area with a lack of family housing, the provision of 5 larger family homes on this development is supported. The proposed conversion is to restore the building to its original use as 5 separate family dwellings.
- The homes significantly exceed NDSS requirements, and the applicant should consider if this is an effective use of space. Sufficient cycle storage is being provided in line with C1 of the City Plan.
- 1 home should be provided to M4(2) standard, which is to be Plot 5 on this development. Would expect to see annotated detailed drawings showing how these properties are used and accessed. It should also be noted that the Building Regulations also cover the requirements in relation to access to the building and associated parking.
- It is unclear whether the proposed plans meet M4(2) standards (full details given within response)
- The proposed provision of car parking (2 per home) is reasonable in the context of the development given the potential maximum occupancy of these homes and the likelihood of households having more than 1 car, in a high demand area for parking
- Private gardens are being provided to the front and rear of the homes, which is welcomed

Housing Strategy would recommend approval, subject to Plot 5 complying with M4(2) requirements.

#### 4.6 **Drainage Adviser**

Overall I am minded that the development can achieve betterment and therefore have a positive impact on flooding locally and elsewhere. I have no objection to the development and would propose a SUDS condition prior to starting on site for the approval of the drainage strategy.

#### 4.7 **Severn Trent Water**

I can confirm that we have no objections to the proposal subject to the inclusion of conditions

#### 4.8 **Tree Officer**

No trees are to be removed in the proposal which is welcome. There is some potential excavation to be carried out within prospective Root Protection Areas, details of this method would need to be agreed.

#### 5.0 **PUBLICITY AND REPRESENTATIONS**

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

5.2 No letters of representation were received regarding this proposal.

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 Gloucester City Plan.

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

- Principle
- Historic environment
- Design, layout and landscaping
- Traffic and transport
- Residential amenity
- Accessible and adaptable homes
- Drainage and flood risk
- Biodiversity and geodiversity
- Sustainability
- Water efficiency
- Broadband connectivity
- Economic considerations

## 6.5 ***Principle***

### Residential development

The NPPF requires local planning authorities to demonstrate a 5 Year Housing Land Supply, with an appropriate buffer, against the relevant housing requirement. 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)

The NPPF sets out that there will be a presumption in favour of Sustainable Development. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- I. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF (2019) clarifies that: 'out-of-date policies include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer..).'

6.6 At the time of writing, the Council is not able to demonstrate a 5 year housing land supply. For decision making this means approving development proposals unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

6.7 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.

6.8 As the site is located within the built up area of the city, the principle of development is considered to be acceptable in accordance with JCS Policy SD10, subject to assessment against other planning considerations in the remaining sections of this report.

### 6.9 Loss of C2 unit

Policy A5 of the Gloucester City Plan refers to specialist housing. The policy clarifies that specialist housing is defined as housing designed and designated for occupation of older people, disabled people, and vulnerable people with specific housing needs and includes residential care and nursing homes.

6.10 Policy A5 of the plan states '*if development, including change of use, would involve a net loss of specialist residential floorspace, this will only be permitted where appropriate replacement specialist housing accommodation will be made that satisfies the above policy or it is demonstrated that there is no local need for the floorspace to be retained for the current or last use.*

6.11 The building has most recently been used as a care home under use class C2 – residential institute. The supporting D&A Statement states that it is believed that prior to being used as a care home, the property was originally built as 4 terraced residential dwellings.

- 6.12 In response to policy A5, the agent has confirmed that the company occupying the building (National Star) are moving out of the building as it is unsuitable for their needs and will be relocating to a new purpose built facility, having decided the current premises was not fit for use. The details submitted confirm that they will be building a new residence at their Ullenwood campus, to allow students with complex disabilities to have all the required facilities, resources and special medical, therapy and support teams on site, in specialist accommodation that fully meets their needs.
- 6.13 The information provided in support of this policy is considered to be acceptable and demonstrates the existing occupiers of the building will be re-located. The proposal is therefore judged to be in accordance with policy A5 of the GCP.
- 6.14 ***Historic Environment***  
Chapter 16 of the National Planning Policy Framework (2018) 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. This is reflected in policy SD8 the Joint Core Strategy.
- 6.15 Policy D1 of the Gloucester City Plan requires development to conserve the character, appearance and significance of designated and non-designated heritage assets and their settings, Policy D2 states that development affecting a non-designated heritage asset, or its setting, should protect and where appropriate enhance its significance. Policy D3 required developers to record and advance understanding of the significance of heritage assets prior to and/or during development.
- 6.16 The site is located within the Denmark Road Conservation Area and the building can be considered a non-designated heritage asset. The site is also located within an area of Archaeological interest.
- 6.17 The Kingsholm Road Conservation Area notes negative aspects of the character and appearance of the Conservation Area including that '*many front gardens have been lost to hard standing*' and 'very few houses in the conservation area have original doors or windows; most have been replaced with PVCu windows and modern doors'.
- 6.18 The Conservation Officer objected to the original plans to replace historic traditional windows with UPVC windows and the proposed creation of off street parking within the current gardens to the front of the property as these proposals were considered to be harmful to the character and appearance of the conservation area, as well as the significance and setting of the non-designated heritage asset.
- 6.19 Amended plans have since been received which retain the front garden areas and instead provide parking to the rear and the proposal for UPVC windows has been removed with windows either being retained or replaced with windows of the same material.
- 6.20 Further to the submission of these amended plans Conservation confirmed that the amended proposals would not cause harm to the character and appearance of the Denmark Road Conservation Area and the significance of the non-designated heritage asset would



be sustained and confirmed that the proposal was acceptable subject to the inclusion of conditions attached to any permission.

6.21 Archaeology

Denmark Road is originally a Roman road and the Archaeologist has confirmed that the site has potential to contain archaeological remains of Roman date, potentially including human remains. No objection has been raised by Archaeology subject to the inclusion of conditions to any permission relating to the requirement of an archaeological written scheme of investigation.

6.22 Taking all of the above into consideration, it is concluded that the proposed development can be considered acceptable in terms of its impact on the historic environment. The proposal is therefore considered to be acceptable in accordance with the NPPF, policy SD8 of the JCS and policies D1, D2 and D3 of the GCP.

6.23 ***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. These design aspirations are also reflected within the Gloucester City Plan.

6.24 Policy A1 of the emerging Gloucester City Plan requires development to make effective and efficient use of land and buildings, policy E4 states that development proposals should seek to ensure there are no significant impacts on existing trees, policy E5 states that development proposals must contribute towards the provision, protection and enhancement of Gloucester's Green Infrastructure Network. Policy F1 requires proposals to achieve high quality architectural detailing and external materials and finishes that are locally distinctive.

6.25 Layout

The amended proposal would involve the conversion of the existing building, retention of front garden and introduction of part garden, part parking area to the rear.

6.26 The existing red brick wall which runs along the front and side boundaries of the site would be retained and repaired – which is encouraged. Some new brick piers would be introduced with existing ones being repaired. The front of the site would include hedging and iron railings to subdivide the front gardens and to the rear 1.8m high fences will be introduced to subdivide the rear gardens and separate the private rear gardens from the proposed parking area.

6.27 Whilst the provision of parking to the rear is not ideal in planning terms, the retention of the front gardens was considered important in terms of heritage and impact on the street scene of Denmark Road. There is already a large car parking area to the rear of the site and so this element is not out of keeping with the existing layout of the site. The replacement of some of the hardstanding area to the rear with grassed rear garden would be an improvement. Providing car parking to the rear for this particular proposal was considered an appropriate compromise for this scheme to minimise impact for the street scene along Denmark Road and protect the character and appearance of the conservation area.

- 6.28 Policy A1 of the GCP requires development to provide outdoor amenity space and garden space at a level that reflects the character of the area and the scale of development and requires development to provide adequate parking, cycle storage and bin storage.
- 6.29 The character of the area is mixed in terms of the level of garden space that properties benefit from. There are many examples of residential properties along the street benefitting from spacious rear garden areas but also examples of smaller garden areas and flats which benefit from more limited outdoor spaces.
- 6.30 The proposed development would retain the front gardens which is encouraged and considered to be an important part of the character of the conservation area. Private garden space would be provided to the rear. Plot 1 would benefit from a spacious rear garden and parking to the front, reflective of a traditional dwelling layout. Plots 2-5 would include garden space to the front and small private garden areas to the rear measuring between 7.5m – 10.2m in depth. Whilst somewhat limited, the layout of the proposed development, taking into consideration the constraints of the site can in this instance be considered acceptable.
- 6.31 The location of proposed bin and cycle storage has been identified on plans. However no elevations or further details have been provided regarding what these would look like. Further details can be secured via an appropriately worded condition.
- 6.32 Policy F3 of the GCP requires development to be designed to ensure community safety is a fundamental principle of the proposed development. The policy states that this includes maximising natural surveillance, providing secure rear gardens, and advises that parking on plot or to the front of active frontages that provide overlooking.
- 6.33 Whilst parking is proposed to the rear of the site, the upper floor rear windows will provide opportunities for natural surveillance for these parking areas. The rear gardens will be enclosed and separated from the car parking areas by 1.8m high fences and gates and so can be considered acceptable and secure.
- 6.34 Overall, the layout of the proposal can be considered acceptable in accordance with policy SD4 of the JCS, policy A1 and F3 of the GCP.
- 6.35 Landscaping  
The proposed development would retain a number of large trees either within the site or bordering the site and would remove some of the smaller shrubs and trees. The proposal would retain the existing garden space at the front and provide new hedging which would subdivide the plots. Grassed areas to the rear are proposed which would provide new garden areas between the existing building and the proposed car parking area.
- 6.36 The Councils tree officer has been notified of the proposal and raised no objection to the application subject to conditions.
- 6.37 The proposal is considered to be acceptable in terms of landscaping
- 6.38 External elevation alterations  
The existing building is an Edwardian redbrick building with stone detailing to the front elevation and a slate roof. The proposed external alterations to the buildings fabric are minimal and would comprise a number of fenestration alterations including the alterations from some existing windows to doors, the introduction of bi fold doors on the rear elevation, removal of external steps to the rear, introduction of additional rear dormer and removal of small rear projection extension to the rear. The original submission proposed the use of UPVC windows which the conservation officer raised objection to. the proposal for UPVC

windows has been removed with windows either being retained or replaced with windows of the same material.

6.39 The proposed external alterations to the building are considered to be acceptable and wouldn't harm the character and appearance of the existing building. The alterations to fenestration are considered acceptable and the rear of the building would look less jumbled and more logical following these changes.

6.40 ***Traffic and transport***

The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network

6.41 The proposal would utilise the existing accesses to the site. Vehicular access to plot 1 would be provided from Denmark Road and vehicular access to plots 2-5 would be located at the rear of the site from Alexandra Road. Each dwelling would benefit from 2 parking spaces. Cycle parking for plot 1 would be located to the rear of the proposed parking area. Plots 2-4 would be located within the car parking area to the rear of the site and plot 5 would be located next to the building, adjacent to Alexandra Road.

6.42 The Highways Authority have been notified of the amended proposal and raised no objection to the application subject to condition.

6.43 The proposal is therefore considered to be acceptable in terms of highways impact in accordance with the NPPF and policy INF1 of the JCS.

6.44 ***Residential amenity***

Paragraph 130 (f) of the NPPF sets out that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. This is reflected in Policy SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

6.45 Impact on the living conditions of neighbouring residents

The proposal does not include any extension to the existing footprint of the building and so would not harmfully overshadow or overbear neighbouring residents. The change of use from a care home to a C3 dwelling is considered to be acceptable in its surroundings and wouldn't result in harm to the living conditions of neighbouring residents when compared with the extant use of the building.

6.46 There would be a number of side facing windows facing towards the side elevation of no. 11 Denmark Road. These windows would serve the stairs and a WC at basement level, a stairs and WC at ground floor level, stairs and en suite at first floor level and stairs and a storeroom at second floor level. Given that the rooms these windows all serve non habitable rooms, there are no significant concerns in regards to overlooking. To ensure overlooking is not an issue, the upper floor windows will be conditioned so that they are obscure glazed and top opening.

6.47 The front, rear and east side facing windows of the proposed development are positioned as such that they would not result in harmful levels of overlooking for neighbouring residents. The front and side facing windows would look across the road towards the front elevation of neighbouring windows at a distance sufficient to prevent harmful overlooking occurring. The rear facing windows would face towards the rear garden area and no. 2 Alexandra Road beyond. Again the distance between the two properties is sufficient to ensure that overlooking would not be an issue.

#### 6.48 Impact on the living conditions of future residents of the proposed dwelling

Consideration also 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

6.49 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 adopted Gloucester City Plan. Policy F6 of the plan provides that development proposals for new residential development (including change of use or conversions) must meet Nationally Described Space Standards.

6.50 National space standards require the following gross internal floor area:

4 bed, 5 person dwelling 2 storey = 97m<sup>2</sup>, 3 storey = 103m<sup>2</sup>. 3m<sup>2</sup> built in storage  
4 bed, 6 person dwelling 2 storey = 106m<sup>2</sup>, 3 storey = 112m<sup>2</sup>. 3m<sup>2</sup> built in storage  
4 bed, 7 person dwelling 2 storey = 115m<sup>2</sup>, 3 storey = 121m<sup>2</sup>. 3m<sup>2</sup> built in storage  
4 bed, 8 person dwelling 2 storey = 124m<sup>2</sup>, 3 storey = 130m<sup>2</sup>. 3m<sup>2</sup> built in storage

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/524531/160519\\_Nationally\\_Described\\_Space\\_Standard\\_Final\\_Web\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf)

6.51 units 1,2,3,4 would comprise basement, ground floor, first floor and second floor accommodation. Unit 4 would be 2 storey and comprise ground and first floor accommodation.

- Unit 1 would be 4 storeys, would have a gross internal area of 288.72m<sup>2</sup>, built in storage area of 12.37m<sup>2</sup> and is intended for 4 bed, 8 persons. The unit exceeds national space standards.
- Unit 2 would be 4 storeys, would have a gross internal area of 279m<sup>2</sup>, built in storage area of 14.39m<sup>2</sup> and is intended for 4 bedroom, 8 persons. The unit exceeds national space standards
- Unit 3 would be 4 storeys, would have a floor area of 285.33m<sup>2</sup>, built in storage of 14.39m<sup>2</sup> and is intended for 4 bedroom, 8 persons. The unit exceeds national space standards.
- Unit 4 would be 4 storeys, would have a floor area of 292.73m<sup>2</sup>, 12.37m<sup>2</sup> built in storage and is intended for 4 bedroom, 8 persons. The unit exceeds national space standards.
- Unit 5 would be 3 storeys, would have a floor area of 161m<sup>2</sup>, 12.77m<sup>2</sup> built in storage and is intended for 4 bed, 8 persons. The unit exceeds national space standards.

- 6.52 In order to provide two bedspaces, a double (or twin) bedroom would need to have a floor area of at least 11.5m<sup>2</sup> and would need to be at least 2.55m wide. All bedrooms exceed these standards.
- 6.53 All dwellings would benefit from windows providing acceptable levels of light and outlook to habitable rooms.
- 6.54 Plot 1 would benefit from a spacious rear garden which is considered to be acceptable. Plots 2, 3 and 4 would have a more limited garden area. Each dwelling would benefit from a front garden as well as some private garden space to the rear, which is considered, in all, to be acceptable. Plot 5 would benefit from a front, side and rear garden area which can also be considered acceptable.
- 6.55 The proposal is therefore considered to be acceptable in terms of impact on amenity for the occupants of the proposed dwelling and neighbouring residents in accordance with the NPPF and policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).
- 6.56 ***Accessible and adaptable homes***  
Policy A6 of the City Plan states '*in order to create accessible homes that meet the needs of an aging population, frail and disabled persons, and to meet the City Council's duty under the Equalities Act, the following accessible and adaptable standards will be met:*
1. *25% of housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4(2) 'accessible and adaptable dwellings' to be met'.*
- 6.57 Unit 5 is intended as an M4(2) compliant unit. In support of the application an M4(2) checklist and annotated plans have been provided to demonstrate this units compliance with M4(2) standards and it appears possible that the proposal will be able to achieve an M4(2) compliant home. The housing team have been notified of the proposal and raised that the plans do not show sufficient information to show compliance with M4(2) and they would expect to see annotated detailed drawings showing how these properties are used and accessed. It should be noted that Building Regulations covers the requirements in relation to access to the building and associated parking. In order to ensure that plot 5 is M4(2) compliant, a condition will be added to any permission requiring plot 5 to be built to M4(2) standards.
- 6.58 With the inclusion of an appropriately worded condition, the proposal would provide 1 M4(2) standard compliant unit in accordance with policy A6 of the GCP and can be considered acceptable in this respect.
- 6.59 ***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.
- 6.60 Policy E6 of the GCP refers to flooding, sustainable drainage, and wastewater and states development shall be safe from flooding and shall not lead to an increase in flood risk elsewhere. In accordance with the National Planning Policy Framework, flood risk betterment shall be sought through the development process.

- 6.61 The site is at low risk of both fluvial and pluvial flooding. Due to the size of the proposed development and known issues with flooding from the combined sewer system in the area a drainage strategy will be required to demonstrate at least 40% betterment to existing run off from the site entering the sewer system – this can be secured via condition should permission be granted.
- 6.62 The drainage officer has been notified of the proposal and has raised no objection to the proposal subject to the inclusion of a SUDS/ Drainage Strategy included as part of any permission.
- 6.63 The proposal is therefore considered to be acceptable in terms of drainage in accordance with the NPPF, policy INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) and policy E6 of the Gloucester City Plan.
- 6.64 **Biodiversity and geodiversity**  
The NPPF requires development to minimise impacts on and provide net gains for biodiversity. Policy SD9 of the JCS requires development to protect and enhance biodiversity and geodiversity in order to establish and reinforce ecological networks that are resilient to current and future pressures.
- 6.65 Policy E3 of the GCP states that development must contribute towards the provision, protection and enhancement of Gloucester’s Green/ Blue Infrastructure Network and policy E1 requires development to provide biodiversity net gains appropriate to the ecological network.
- 6.66 In support of the application, the agent has provided a statement detailing how the proposed development would be in accordance with these policies. The statement details that the proposal would benefit from the following:
- Proposals include SUDS in the form of surface water attenuation tanks in the front and rear gardens. Permeable paving would contribute to attenuating surface water run off.
  - Proposed landscaping would remove some areas of existing parking tarmac areas and revert them back to rear garden areas
  - Bee bricks and bird boxes would be in conjunction with the additional planting in the formation of habitat creation within the gardens
  - The front and rear gardens have several mature trees that will be protected and retained
- 6.67 The details provided within the statement are considered to be appropriate in satisfying the above mentioned policies. Details of the location of bee bricks and bird boxes can be conditioned as part of any permission.
- 6.68 **Sustainability**  
Chapter 14 of the NPPF outlines its energy and climate policies. Policy SD3 of the JCS refers to Sustainable Development and Construction and states *‘development proposals will demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, minimising waste and avoiding unnecessary pollution of air, harm to the water environment, and contamination of land or interfere in other natural systems’*.
- 6.69 The agents design and access statement confirms that the proposed development aims to enhance the existing fabric of the building for optimal energy performance. The agents propose to add insulation throughout and upgrade the glazing. Sustainable and locally sourced materials would be used as far as is possible and high quality and robust detailing

would be used to ensure the longevity and efficient energy performance of the dwelling over its lifetime.

6.70 The proposal is considered to be acceptable in terms of sustainability and would make improvements to an existing building in accordance with the NPPF and policy SD3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

6.71 ***Water efficiency***

Policy G6 of the Gloucester City Plan refers to water efficiency and requires development proposals to demonstrate that the estimated consumption of wholesome water per dwellings should not exceed 100 litres of water per person per day.

6.72 In support of the application a water usage calculation table has been provided which calculates that the dwellings would consume 97.3 litres of water per person per day and so would be compliant with this policy. A condition will be added to any permission to ensure that water usage would be below 100 litres of water per person per day.

6.73 ***Broadband Connectivity***

Policy G4 of the GCP requires all new residential development to be served by a high speed, reliable full- fibre broadband connection. The connection must reach each dwelling and commercial premise.

6.74 A condition will be added to any permission, ensuring compliance with policy G4 of the GCP.

6.75 ***Economic considerations***

The construction phase would support employment opportunities and therefore the proposal would have some economic benefit. Further, paragraph 3.1.9 of the JCS identifies that it is important to ensure that sufficient housing is made available to support the delivery of employment and job growth. In the context of the NPPF advice that 'significant weight should be placed on the need to support economic growth through the planning system', this adds some weight to the case for granting permission.

6.76 ***Planning balance and conclusion***

The application has been evaluated against the JCS, GCP and against the core planning principles of the NPPF and whether the proposals deliver 'sustainable development'. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.77 It is accepted that the development would make a contribution to the housing land supply which is a significant benefit to be attributed significant positive weight in the planning balance. There would also be economic benefits in terms of the construction of the development itself and those associated with the resultant increase in population on the site to which limited positive weight should be attached.

6.78 Compliance with some of the other principles of the NPPF have been demonstrated in terms of impacts on healthy and safe communities, sustainable transport, making effective use of land, well designed places, meeting the challenge of climate change, flooding and coastal

change, conserving and enhancing the natural environment, conserving and enhancing the historic environment. However, these matters do not represent benefits to the wider area, but demonstrate an absence of harm to which weight should be attributed neutrally.

6.79 The proposed development would provide smaller gardens for plots 2-4 than you might expect for 4 bed family homes and retaining parking to the rear of the plot results in a slightly awkward layout of the proposed development. These issues are afforded some negative weight in the planning balance.

6.80 Weighing all the relevant factors into the planning balance, and having regard to the NPPF as a whole, all relevant policies of the JCS, the Gloucester City Plan and supplementary planning documents and guidance, in applying paragraph 11 of the NPPF, it is considered that the adverse impacts would not significantly and demonstrably outweigh the benefits of the proposal. It is therefore recommended that the application is approved subject to condition.

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

7.1 That planning permission is GRANTED 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.

### **Condition 2**

The development hereby permitted shall be carried out in accordance with the application form, green/ blue infrastructure statement and drawing numbers

- Proposed sections P-310 Rev A
- Site Block Plan Proposed P-003 Rev E
- Basement Floor Plan Proposed P-110 Rev E
- Ground Floor Plan Proposed P-111 Rev F
- Site Services Plan Proposed P-60 Rev B
- Site Plan Proposed Boundaries P-601 Rev B
- First Floor Plan Proposed P-223 Rev E
- Second Floor Plan Proposed P-113 Rev C
- Roof Plan Proposed P-114 Rev B
- Proposed Elevation P-210 Rev B

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.

### **Condition 3**

No demolition or development shall start within the application site until a written scheme of investigation of archaeological remains, including a timetable for the investigation, has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions; and:



- a) The programme and methodology of site investigation and recording.
- b) The programme for post investigation assessment.
- c) Provision to be made for analysis of the site investigation and recording.
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

### **Reasons**

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost.

### **Condition 4**

All demolition and development shall take place in accordance with the Written Scheme of Investigation of archaeological remains. This condition shall not be discharged until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 3, provision has been made for the analysis, publication and dissemination of results and archive deposition has been secured.

### **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.

### **Condition 5**

No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The submitted strategy must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

### **Reason**

To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

### **Condition 6**

No development including demolition, site clearance, materials delivery, or erection of site buildings, shall start on the site until measures to protect trees/hedgerows on and adjacent to the site have been installed in accordance with details that have been submitted to and approved in writing by the local planning authority.

These measures shall include:

- I I. Temporary fencing for the protection of all retained trees/hedgerows on and adjacent to the site whose Root Protection Areas (RPA) fall within the site to be erected in accordance with BS 5837(2012) or subsequent revisions (Trees in Relation to Design, Demolition and Construction). Any alternative fencing type or position not strictly in accordance with BS 5837

(2012) shall be agreed in writing by the local planning authority prior to the start of development. The RPA is defined in BS5837(2012).

II II. Construction Exclusion Zone (CEZ): The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the CEZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, cabins or other temporary buildings, vehicle parking and delivery areas, fires, and any other activities liable to be harmful to trees and hedgerows are prohibited within the CEZ, unless agreed in writing with the local planning authority.

The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority.

**Reason**

To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

**Condition 7**

The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved details specified in an approved arboricultural method statement and tree protection plan before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the local planning authority.

**Reason**

To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

**Condition 8**

Where excavations or surface treatments are proposed within the root protection areas (RPA) of retained trees and hedgerows, full details shall be submitted to and approved in writing by the local planning authority before any development starts. The RPA is defined in BS5837:2012. Details shall include the proposed locations of excavations and/or surface treatments, proposed methods & specifications of excavations and/or surface treatments and any post excavation remedial works. All excavations or surface treatments shall be carried out in accordance with the approved details.

**Reason**

To prevent damage to or loss of trees. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

**Condition 9**

No removal of trees/scrub/hedgerows shall be carried out on site between 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

**Reason**

To ensure that the nature conservation interest of the site is protected. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

**Condition 10**

The consumption of wholesome water per dwelling shall not exceed 110 litres of water per person per day.

**Reason**

In order to reduce water use and provide benefits to the environment in accordance with policy G6 of the Gloucester City Plan.

**Condition 11**

The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted plan drawing no. P-601 revision B and those facilities shall be maintained for the duration of the development.

**Reason**

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable modes have been taken up in accordance with paragraph 110 of the National Planning Policy Framework.

**Condition 12**

The development hereby permitted shall not be occupied until bin and cycle storage have been provided in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. Details to include floor plans, elevations or specification details of the type of storage proposed.

**Reason**

To ensure the satisfactory satisfactory provision of bin and cycle storage

**Condition 13**

The buildings hereby permitted shall not be occupied until the vehicular parking facilities including EV charging facilities have been provided in accordance with the submitted plan drawing no. P-003 revision E, and those facilities shall be maintained available for those purposes thereafter.

**Reason**

To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 110 and 112 of the National Planning Policy Framework.

**Condition 14**

The vehicular accesses hereby permitted shall not be brought into first use until the vehicle crossovers have been installed at the carriageway edge and constructed across the footway fronting the site in accordance with drawing number P-003B revision E and with the area of driveway within at least 5.0m of the carriageway edge of the public road surfaced in bound material, and shall be maintained and drained thereafter.

**Reason**

To reduce potential highway safety impact by ensuring that a safe and suitable access is laid out and constructed that minimises the conflict between pedestrians, cyclists and vehicles in accordance with paragraph 110 and 112 of the National Planning Policy Framework.

**Condition 15**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no parking areas shall be introduced to the front of the dwellings without the permission of the Local Planning Authority.

**Reason**

To protect the character and appearance of the Denmark Road Conservation Area

**Condition 16**

No dwelling shall be occupied until boundary fences/walls have been installed in accordance with the details indicated on the approved plan P003 Rev E

**Reason**

To ensure adequate provision for privacy and in the interests of visual amenity.

**Condition 17**

Prior to the occupation of the development hereby approved, bee bricks and bird boxes shall be installed in accordance with details that have first been approved in writing by the Local Planning Authority. Details shall include a plan specifying the type, location and number of bird/ bee bricks to be provided within the scheme.

**Reason**

To ensure that the development contributes to the enhancement of biodiversity within the site and the wider area.

**Condition 18**

Notwithstanding the submitted information all new walls (boundary and external building infill) shall be constructed, in strict accordance with the details of bonding and pointing which have first been submitted to and approved in writing by the Local Planning Authority and such details shall be demonstrated by the prior construction of a sample panel. The panel shall be retained on site until the completion of the walling

**Reason**

To preserve and enhance the character and appearance of the conservation area in which this development is located.

**Condition 19**

Notwithstanding the submitted information the following elements of the scheme shall not be removed, replaced, or installed unless in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

- Railings
- Steps/External Stairs
- External doors/screens
- RWGs
- Fencing
- Windows

The details of the above shall include the following:

- Materials, finishes and colour
- Elevations and section drawings to include moulding cross sections, where mouldings are used.

**Reason**

To preserve and enhance the character and appearance of the conservation area in which this development is located.

**Condition 20**

Notwithstanding the submitted information the following elements of the scheme shall not be removed and rebuilt unless in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

- Front entrances

The details of the above shall include the following:

- Materials, finishes and colour
- Elevations and section drawings to include moulding cross sections, where mouldings are used.

**Reason**

To preserve and enhance the character and appearance of the conservation area in which this development is located.

**Condition 21**

Notwithstanding the submitted information the following elements of the scheme shall not be installed unless in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

- New brick piers

The details of the above shall include the following:

- Materials, finishes and colour
- Elevations and section drawings to include moulding cross sections, where mouldings are used.

**Reason**

To preserve and enhance the character and appearance of the conservation area in which this development is located

**Condition 22**

No stone pavers shall be laid within the development until samples of the proposed stone to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason**

To preserve and enhance the character and appearance of the conservation area in which this development is located.

**Condition 23**

No bricks, stone caps, roofing slates/tiles shall be used within the development until

samples of the proposed materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason**

To preserve and enhance the character and appearance of the conservation area in which this development is located

**Condition 24**

All new mortar shall match the original in composition, texture, colour and joint thickness in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

**Reason**

To preserve and enhance the character and appearance of the conservation area in which this development is located

**Condition 25**

Unit 5 of the development hereby permitted shall be constructed in accordance with building regulations standards for M4(2) 'accessible and adaptable dwellings'.

**Reason**

In order to meet the needs of an aging population, frail and disabled persons in accordance with policy A6 of the Gloucester City Plan.

**Condition 26**

The proposed development will be served by a high speed, reliable, full fibre broadband connection which shall reach each residential unit.

**Reason**

In the interests of digital connectivity and to be in accordance with policy G4 of the Gloucester City Plan.

**Condition 27**

The building shall not be occupied until the first and second floor side facing windows to plot 1 hereby permitted, have been constructed so that no part of the framework less than 1.7 metres above finished floor level shall be openable. Any part of the window below that level shall be fitted with, and retained in, obscure glazing (Pilkington Level 4 or equivalent).

**Reason**

To protect the privacy of adjacent properties.

**Note 1**

If there are trees in neighbouring properties that could be affected by the proposed development. In the interest of good neighbour relationships, it would be helpful to consult with your neighbour on the proposed works if you have not already done so. Care will be required to minimise damage to the trees through the development activities such as ground compaction and root severance. You have a legal duty to exercise reasonable care in carrying out any works that may impact adjacent trees. Further information is available on [Guide-to-Trees-and-the-Law](#)

**Note 2**

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new accesses will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or [highways@gloucestershire.gov.uk](mailto:highways@gloucestershire.gov.uk) before commencing any works on the highway.

**Note 3**

The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at [Network&TrafficManagement@gloucestershire.gov.uk](mailto:Network&TrafficManagement@gloucestershire.gov.uk) before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

**Person to Contact:** Rhiannon Murphy (396361)

