

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	03.10.2023
Address/Location:	15 Green Lane, Gloucester GL3 3QT
Application No:	23/00341/FUL
Ward:	Hucclecote
Expiry Date:	06.10.2023
Applicant:	Mr Keaton Pearce
Proposal:	Proposed Change of Use of ground-floor residential flat to a residential institution (C2) for up to four 8-15 year-olds living together and receiving 24-hour care in rolling shifts from employed carers. Proposed change of use of first-floor residential flat to a residential institution (C2) for no more than one 8-16-year-old receiving 24-hour care from a minimum of one employed carer on rolling shifts. Retention of external staircase providing access to first-floor unit.
Report by:	Craig Stock
Appendices:	Site Location Plan Block Plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is 15 Green Lane, a two-storey detached building most recently in use as two residential flats. The pair of flats benefit from a small terraced and landscaped front garden and a larger rear garden predominantly comprised of a lawn. A long, tarmacked side driveway provides access to the rear garden, as well as to a rear parking area and storage shed.
- 1.2 The application site is located towards the northern end of Green Lane, approximately 140m from the junction with Hucclecote Road. It is located about halfway in between the junctions with Coppice Mews and Billbrook Road.
- 1.3 The building is primarily formed of a principal two-storey section, evidently constructed as the 'original' dwellinghouse. This two-storey section features a hipped roof, a ground floor front bay window and ornamental sill, lintel and corner brickwork detailing. It is primarily constructed in red brick, with dark slate roof tiles.
- 1.4 The building shows signs of later, non-original additions: a large, flat roof single storey wing occupies the left-hand-side of the front elevation. This wing is mostly constructed in matching red brick with a flat-roofed bay window. A small white/cream rendered section stands in between the original dwellinghouse and this later redbrick addition. There is a long, two-storey redbrick projection at the rear of unknown age and provenance. A small, single-storey lean-to at the rear houses a porch and shower room.
- 1.5 The net result of these extensions and alterations is a large, imposing and sprawling building, currently subdivided into two residential flats: one 5-bed property on the ground floor; one 1-bed property on the first floor.

- 1.6 The planning history shows that the most recent approved application at the site (22/00288/FUL) was for the demolition of the single-storey side wing, the conversion of the remaining 'original house' into a standalone 3-bedroom dwelling, and the erection of a detached 3-bedroom dwelling of comparable design to the remaining 'original' dwellinghouse. This permission remains unimplemented.
- 1.7 This current application proposes the change of use of the entire building and its curtilage from two residential flats into a residential institution which would fall under Use Class C2.
- 1.8 As is apparent from the description of development on Page 1, the proposed residential institution would still retain a level of subdivision between the ground-floor unit and the first-floor unit in terms of each floor's intended use.
- 1.9 The ground-floor flat would be converted into a four-bedroom children's home for up to four children (aged 8-15) living together and receiving 24-hour care in rolling shifts from employed carers. It is anticipated that two employed carers would be on-shift and that 4 will be off-shift at any one time. Each shift will be 24-hours long, including 8 hours of sleep per night. No staff will live on-site.
- 1.10 With regards to the ground-floor children's home, the proposals would not involve any drastic reconfiguration of internal layout. One of the existing bedrooms would be reallocated as a staff room, with internal partition walls proposed to section off dedicated staff sleeping areas. Aside from this, the existing layout would be maintained, with the lounge, kitchen, dining area and internal hallways all retained from the current layout.
- 1.11 The first-floor flat would be converted into a one-bedroom residential institution for no more than one 8-16-year-old receiving 24-hour care from a minimum of one employed carer on rolling shifts. Point 1 of the Planning Statement (dated 15.08.2023) outlines the three possible uses for the first-floor unit.
- 1.12 Firstly, the first-floor unit could be used as a 'safe space' for one of the four children living at the ground floor unit in case they needed to be temporarily separated from the main group. In this instance, the child would have a minimum of 1 to 1 care from a dedicated staff member.
- 1.13 Secondly, the first-floor unit could be used as transitional accommodation for a 15-year-old to give them a 'trial run' at living independently. This 15-year-old would be one of the children living in the ground-floor unit whose 16th birthday was approaching. This child would still receive 24-hour care.
- 1.14 Finally, the first-floor unit could, if free, be used on a temporary basis as supported accommodation for a 16-year-old. The applicants, Connections 2 Independence (henceforth referred to as C2I), own and operate a number of supported living properties around Gloucestershire. Were C2I unable to source a supported living placement for one of their care-leavers from the downstairs children's home, then the upstairs unit could be used as temporary accommodation for a maximum of 6-months, and not past their 17th birthday. This individual would be supported by a minimum of one staff member.
- 1.15 There would be no internal link between the ground- and first-floor units; the first-floor unit would be solely accessible via a wooden external staircase and would have separate kitchen, lounge, bathroom and staff rooms.
- 1.16 In sum, a maximum of five 8-16 year olds would be living at the site. A minimum of 3 members of staff would be present at the site at any one time. The existing rear garden, storage shed, side driveway and parking area are all proposed to be retained for the use of

the residents and staff.

- 1.17 The application includes provision for bin storage at the side of the property, and proposes the use of the storage shed for bike parking. It is anticipated that the rear parking area would accommodate four cars.
- 1.18 Also included within this application is the retention of the wooden staircase that provides access to the first-floor unit, which was constructed without permission. With the agreement of the applicants, the description of development has been altered such that this application now also seeks retrospective consent for this staircase.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
22/00288/FUL	Conversion of 2 no. flats into 2 no. 3 bed dwellings	Granted for a period of 3 years	31.08.2022

3.0 RELEVANT PLANNING POLICY

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 include:

SD3 – Sustainable design and construction

SD4 – Design requirements

SD11 – Housing mix and standards

SD14 – Health and environmental quality

INF1 –Transport network

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 (“City Plan”) delivers the JCS at the local level and provides policies addressing local issues and opportunities in the City. It was adopted on 26th January 2023 and forms the development plan alongside the JCS.

Relevant policies include:

A1 – Effective and efficient use of land and buildings

C1 – Active design and accessibility

F1 – Materials and finishes

F3 – Community safety

F6 – Nationally described space standards

G1 – Sustainable transport and parking

G2 – Cycling

G3 – Walking

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. While there are number of policies in the 2002 Plan which are considered to accord with the NPPF and have not been superseded by the JCS, none of these are considered to be relevant to the current application.

3.7 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 **Highways Authority**

No Objection. Main points summarised below:

- The change of use is unlikely to result in a severe impact upon the highway network.
- There is existing parking on site which can be utilised by staff
- The development is unlikely to generate significant trips over and above the extant residential use.

4.2 Housing Projects and Strategy (HPST)

First response (13.07.2023) – Objection. Main points summarised below:

HPST would recommend refusal in line with Policy A5 of the Gloucester City Plan due to the absence of support from Gloucestershire County Council's Children and Family Commissioner.

If an amended application were to come forward, HPST would expect to see the following detail provided as part of the application:

- Evidence of commissioner engagement and support
- Commitment from the applicant to ensure provision meets locally arising need
- Specification of the size dimensions, and compliance with NDSS
- Depending on size, inclusion of accessible and adaptable homes to M4(2) standard if appropriate
- Assurances of measures to minimise possible noise
- Details regarding number of cycle spaces

Any approval would need to be subject to the recommended condition to ensure the accommodation meets *locally arising* housing need.

Final Response (01.09.2023) – No Objection Subject to conditions. Main points summarised below:

Written confirmation was received on 03.08.2023 of support from the County Children and Families Commissioner.

Written confirmation was received on 04.08.2023 of support from the Acting Assistant Director for Integrated Commissioning (Children, Young People and Families).

Meetings between the Case Officer, HPST and the Commissioner were held on 10.08.2023 and 23.08.2023 where the Commissioner reiterated his support for the application.

Following minor amendments to the description of development, HPST confirmed on 01.09.2023 that the Commissioner had reiterated their support for the application in writing.

Accordingly, HPST issued a response of no objection subject to conditions.

HPST recommend approval subject to:

- Assurances of measures to minimise possible noise
- The external wooden staircase meeting building and fire regulations
- An attached condition to ensure the provision of accommodation meets locally arising housing need.

A written explanation was sent via email on 11.09.2023 outlining how staffing measures would seek to minimise noise and disruption. This was to the satisfaction of HPST.

It is unclear whether the wooden staircase would meet Building and Fire Regulations. These matters are governed via separate legislative and regulatory processes, and so do not represent a material planning consideration.

4.3 **Private Sector Housing**

If the building is to be used as a single property arrangement, such that the users of the first floor would be able to access the facilities on the ground floor, then an HMO licence will be required (as there will be 5 or more residents sharing facilities and amenities).

The means of escape from the first floor in the instance of a fire occurring is not suitable in that:

- The external staircase and only means of escape will need to demonstrate that it is constructed of fire-retardant materials.
- The proposed first floor rear staff room cannot be used for sleeping accommodation as the means of escape is through a high-risk room (inner room).
- The means of escape from the first floor appears to pass by some windows to the ground floor back addition. These will need to be fixed shut with 30-minute fire compartmentalisation.
- The ground floor wall and cupboard between the rear kitchen and main hallway will need to provide 30-minute fire separation.

4.4 **Waste**

The refuse waste capacity the Council's Waste team will supply for the residents can only be assessed when the number of residents are known, and their circumstances.

Waste would normally supply 1 x 240 litre refuse bin (fortnightly collection) for up to 7 residents, typically with at least 2 recycle boxes, 1 blue recycling bag and small and large food caddies (weekly collection).

If the residents have health issues, that may raise the need for additional waste capacity; if so, they will have to apply for additional waste capacity. A waste audit form will need to be completed by the applicants for assessment. The waste audit process is a straight-forward process.

With regards to collection of waste and recycling, the waste receptacles will need to be presented at the curtilage of the property for collection.

4.5 **Solace**

No objection, no issues raised.

4.6 Planning Policy

General comments provided – no recommendation provided. Main points summarised below:

- The Police and/or Solace should be consulted to check whether there is any gang-related activity in the area.
- The Council's Private Sector Housing team should be consulted on this application.
- The LPA would not accept speculative applications for children's homes with no commissioner support (*NB – this comment was made before receipt of commissioner support*)
- Were the application to be approved, this should be subject to the 'Local Need' condition – as also recommended by HPST.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Two separate periods of neighbour consultation were conducted for this application. In both instances, neighbouring properties were notified and a site notice was displayed.

5.2 The first consultation period ran from 14.06.2023 to 05.07.2023. 17 responses were received during this period, all objecting to the application. The following issues were raised in these responses (for ease, these responses have been summarised by topic):

Highways, traffic and parking

- **Concern over the potential for increased volume of traffic** as a result of the proposals, and the resultant implications for **highway safety on Green Lane**. This was raised in a majority of responses; comments variously referenced the narrowness of Green Lane, poor visibility splays from driveways off Green Lane, the prevalence of on-street parking and an abundance of delivery vehicles using the lane as issues that may be exacerbated were this application to be approved.
- One response also raised concern that the Children's Home might have a knock-on effect on the **highway safety of Billbrook Road**, an adjoining street.
- Two responses reflected a confusion over the intended age of the residents, and the number of occupants. Both of these comments **raised the possibility that 7 people of driving age could be living at the property at any one time**, and expressed concern that the parking layout would be insufficient to handle this number of vehicles.
- Concern was also raised over the **suitability of the parking layout** in light of these issues. A number of responses referenced the narrowness of the side driveway and the lack of a hard boundary treatment with number 17 for much of its length as issues. Concerns were raised that the size and location of the parking area may be such that there would be some practical difficulties and that cars may have to reverse out of the parking area to allow others to leave down the driveway. The staff shift patterns and school transport were each referenced more than once as potential exacerbating factors.
- One comment raised concern over a lack of publicly available information regarding **school transport arrangements**.

Neighbourhood change and identity of residents

- Various comments **speculated on the identity of the prospective residents** of the proposed children's home. Responses raised concern that the age, personal background or potential criminal record of prospective residents may be undesirable

on account of noise, anti-social behaviour and illegal activity.

- On a related note, various comments raised concern that the addition of a children's home to Green Lane would **change the 'character of the neighbourhood'**, which was seen by multiple respondents to be quiet, peaceful and predominantly comprised of retirees.
- Three comments raised concern over the possible effects of a children's home on local **property values**.
- Another comment expressed concern that Hucclecote may not be a suitable area for children of this age and background: an apparent **lack of schools, youth clubs and community organisations** in the area would hinder the children's integration into the local community and may lead to boredom and anti-social behaviour.

Neighbour amenity, anti-social behaviour and measures to mitigate these issues

- Multiple comments expressed **anxiety that the proposed staffing arrangements may not be sufficient**, in light of the perceived potential for nuisance, illicit activity and anti-social behaviour.
- Multiple comments expressed **doubt over the capability of C2I to manage these issues**, given that this would be their first children's home. Some comments highlighted inconsistencies in the 'Statement of Purpose' submitted alongside this application. Others simply sought reassurance that the necessary arrangements would be implemented to manage what were seen as inevitable issues regarding noise, nuisance and behaviour.
- Concern that the **placement of children's bedrooms on the ground floor** would lead to anti-social behaviour and the illicit trading of banned or harmful substances.
- Confusion over the age of prospective residents also led to comments raising concern that there would be 7 residents, each cooking separate meals every night. Concern was raised regarding the **mitigation of odour**, with suggestions made that heavy-duty extractor fan systems should be installed.
- Two comments referenced the **potential conversion of the garage space into a music studio**, questioned whether this would be appropriate within a residential area and whether appropriate measures would be installed to mitigate against the noise impacts
- Concern over residential **overlooking** as a result of the proposed change of use.

Licensing and Regulation

- One comment expressed interest in how the children's home would be **regulated**, and whom by.
- Another comment similarly expressed interest in **regulation, funding and licensing arrangements**.
- One comment highlighted the lack of **commissioner support**. (*NB – this comment was submitted before receipt of Commissioner support*)

Application procedure and consultation

- Concern that administrative issues may have prevented all of the dwellings in **Coppice Mews** being consulted.
- Concern raised that the applicants **did not seek pre-application advice** prior to submission of this application, and that they did not engage in any public consultation prior to submission.

- Concern over the **neighbour notification of 13 Green Lane**: one comment mentioned that this property is in the process of being sold and expressed doubt that the new owners were aware of the planning application at number 15.

Other queries and confusion over plans

- Concern that, if granted, the **children's home could expand in size and number of residents** and that neighbouring residents would be powerless to stop this.
- Confusion as to whether or not the existing **subdivision** between the ground- and first-floor flats would be maintained.
- Confusion over the **age of intended residents** – whether or not all will be under 16, or whether some (or all) will be 16-18 years old.
- Concern that the premises have **already been physically converted** prior to permission being granted.

5.3 Following a site visit and further conversations with the applicant, it was decided that the description of development should be amended. The new description reflects the subtly differing proposed uses on the ground- and first-floors, and includes the retention of the external staircase.

With the agreement of the applicants, a document was made available on public access responding to many of the neighbour queries from the first round of neighbour consultation. A planning statement was also made available that sought to clarify a number of these issues.

5.4 Following these changes, the second neighbour consultation ran from 17.08.2023 to 07.09.2023. 2 further responses were received during this period, raising the following issues:

- Both comments raised concern that **proposed staff levels and probable visitors would have knock-on impacts on traffic and parking**. One of these comments expressly disagreed with the stated position of the Highways Authority and C2I that there would be no adverse impacts upon highway safety. This comment further reiterated scepticism that the proposed parking layout could handle the likely level of vehicle movements.
- **Concern raised that C2I do not own the premises outright**; this comment asserts that they are leasing the building. Concern raised in light of ensuring the prospective residents have a stable, fixed home.
- Concerns were expressed twofold by one comment that the **applicants had not satisfactorily addressed the concerns raised by HPST in their initial consultation response**. Firstly, this comment stated that the applicants hadn't demonstrated that they were working closely with the relevant commissioning bodies. Secondly, this comment stated that HPST's concerns about meeting locally arising need and possible saturation of specialist accommodation in the area had not been addressed.
- Concern that C2I would not be subject to any independent **regulation**.
- Concerns reiterated over the **inexperience of C2I** in running a Children's Home.
- Concerns over the potential for **anti-social behaviour** in light of possible behavioural issues amongst prospective residents.

5.5 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>

5.6 Member Objection

A written call-in request was received on 09.08.2023 from Cllr Wilson, Member for Hucclecote.

The reasoning provided was as follows (NB – the below is the Cllr's text verbatim, *not* the case officer's own summary):

Traffic concerns

- Green Lane is a narrow residential road where it is not feasible for cars to park solely on the road. As a result, pavement parking is common and traffic flows can be challenging. There is currently a TRO (Traffic Regulation Order) consultation taking place on parking restrictions at the top of the road (at the junction with Hucclecote Road). This is to address road safety concerns but could also have the effect of placing further strain further down the road at the site of this application.
- The off-road parking provision may not be large enough to accommodate 2 full-time members of staff plus visitors. Problems could also arise when staff shifts change over resulting in further congestion on Green Lane itself.

Potential Environmental noise impact

- The application includes the construction of a music studio which could be a noise nuisance if not insulated properly. Some of the neighbourhood properties are only a few feet away.
- The car park at the rear could create a noise disturbance with staff and visitors arriving and departing all day and possibly at night.

In the spirit of transparency and openness this application needs to be debated at the planning committee and residents allowed to have their say.

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), The Gloucester City Plan (GCP) 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
- Traffic and Transport
- Specialist Housing Policy
- Residential Amenity
- Economic Considerations

6.5 **Principle**

The application site was most recently in use as two C3 residential dwellings: one 5-bedroom ground-floor flat, one 1-bedroom first-floor flat. It is projected that, taken together, these two dwellings could provide approximately 9 bedspaces. Consent was granted in 2022 for a development that would see the site converted to two standalone dwellings, each providing 3 bedrooms. The officer report for this application (22/00288/FUL) states that each dwelling would accommodate up to 6 bedspaces.

6.6 Therefore, the use of this site for residential purposes is extant and has in any case been recently (re-)established in application 22/00288/FUL. The application site could provide an acceptable standard of residential accommodation for up to 9-12 people, depending on the exact configuration of the site.

6.7 This current application proposes a change in the use of the site, although the property would remain in residential use (C2). This application proposes only very minor alterations to the existing internal layout, with the main difference being the loss of one bedroom in the ground-floor. The information provided with the application states that a maximum of five 8-16-year-olds would be living at the site, with a minimum of three staff members on site at any one time. The number of people living and/or spending considerable time at the property would not be any greater than if the site were in normal use as a pair of C3 dwellings. The proposals would thus not be associated with any meaningful intensification of the use of the site for residential purposes, although they do involve a categorical change to its use whose impacts will be assessed in greater detail throughout this report.

6.8 In light of the above, in broad terms, the principle of development is considered acceptable, subject to assessment against other planning policy considerations.

6.9 Specialist Housing Policy

Policy A5 of the adopted Gloucester City Plan relates to specialist housing. Specialist housing developments will be permitted where they:

1. *Are supported by evidence of the demonstrable need for this form of housing within Gloucester City;*
2. *Are suitable for the intended occupiers in relation to the affordability, quality, design and type of facilities with, if appropriate, the provision of support and/or care;*
3. *Are accessible to local shops and services, public transport and community facilities appropriate to the needs of the intended occupiers; and*
4. *Will not lead to harm through over concentration in the local area, including but not limited to:*
 - a. Levels of activity that cause excessive noise and disturbance to local residents*
 - b. Excessive demand on social infrastructure, such as health and social care and police services*
 - c. Significantly reducing housing choice in the local area, preventing the existence of a mixed and balanced community*

6.10 These criteria are addressed as follows:

- 1. This criterion is satisfied.** The HPST consultee comment received on 01.09.2023 includes a comment from the Children and Families Commissioner addressing this issue. This comment is as follows:

There is a current and historical challenge within Gloucestershire County to meet its sufficiency duty due to a lack of appropriate children's homes in the county. Gloucestershire County Council has seen a significant increase in children coming into care over the past 5 yrs. (increase of 35%).

25% of our children and young people are having to be placed out of county due to the lack of appropriate children's homes within the county. There are currently 26 children's homes within the county (2 Local Authority children's homes, 21 private children's homes and 3 voluntary children's sector homes)

This comment clearly demonstrates a deficit of specialist children's accommodation within the city and county, which this proposal would address.

In event of a positive recommendation, HPST and Planning Policy have recommended the inclusion of a condition that would restrict occupancy of the children's home to cared-for children with a personal connection to Gloucester; these places would subsequently be offered to cared-for children from the rest of Gloucestershire were vacancies to remain/arise that could not be filled from children from Gloucester City. This condition would ensure that locally arising need (of which there is plenty) would be met.

- 2. This criterion is satisfied.** HPST also provided comment on this matter within their consultee response.

They are content that the property has adequate provision for its intended occupants. Downstairs, individual bedrooms are provided for children, dedicated staff areas are provided including rest areas for night-time shifts, whilst communal spaces are generous in the downstairs unit. Upstairs, the single bedroom benefits from entirely separate and rather generous living, cooking and dining quarters and room is provided for a member of staff too.

The description of development refers to the ground-floor and the second-floor as separate entities: both classified as C2 Residential Institutions, but each with subtle differences in intended use. The retention of the subdivision is considered an appropriate arrangement that allows separate, flexible and slightly more bespoke specialist accommodation to be provided upstairs, and also provides ample room for a dedicated staff member who can provide the support required for the child/adolescent living upstairs.

The level and quality of private amenity space provided is more than adequate for the intended users.

A more substantial assessment against National and HMO Space standards is offered later on in the report. In short, residential institutions such as these need not comply with NDSS standards, but the property would be expected to meet minimum HMO standards for bedroom sizes and communal space. All proposed bedrooms are of an adequate size for single-occupancy C2 HMO provision, while more than ample communal space is provided. There is no relevant standard pertaining to gross internal area for specialist accommodation such as this, but suffice to say that both the downstairs and upstairs units are each rather generous.

No bespoke measures have been proposed to address accessibility requirements. A more detailed assessment is offered with regards to Policy C1 later in this report, but it is considered that the proposals are acceptable with regards to accessibility on account of the constraints of the existing building fabric, and because minimum standards will be enforced via building control.

Comment was also sought from the Council's Private Sector Housing team regarding the suitability of the premises for the intended use. Concerns were raised in this consultee response regarding the means of escape from the first floor in the instance of a fire occurring. Further explanation and assessment with regards to this factor is provided elsewhere in the report, but again it is considered that Building Control represents the most suitable legislative process by which safety standards can be enforced. The concerns are taken seriously but it is not considered that they constitute a planning-relevant reason for refusal.

- 3. This criterion is satisfied.** One neighbour comment raised concern over the suitability of the local area for its intended users. Again, HPST provided comment on this matter.

Contrary to this neighbour comment, it is the belief of both the case officer and HPST that this application site is very well located to provide the prospective occupants with accessibility to important amenities and otherwise provide children with a stable upbringing.

Hucclecote is a relatively quiet residential area of Gloucester. As noted by HPST, it would provide the children and young people the opportunity to have the privacy, freedom and support they need. 15 Green Lane is located towards the north end of the road, in close proximity to the junction with Hucclecote Road. Hucclecote Road provides ample amenities; there are also nearby bus stops here and on Churchdown Lane.

The application site is also amply served by education establishments and sports pitches: Barnwood Park School is a comprehensive school admitting both girls and boys, while the Oaks and King George V playing fields would allow the occupants to engage in physical activity and/or organised sports close to their own home.

- 4. This criterion is satisfied.**

Regarding sub-criterion a, multiple neighbour comments have raised concerns regarding the potential for the locale to be blighted by noise, nuisance and disturbance were the application to be approved. A more detailed summary of these comments is offered in paragraph 5.2-5.4, and further assessment is provided in paragraphs 6.31-6.34.

It is noted that HPST's recommendation of 'no objection' is subject to assurances over impacts to mitigate against noise and nuisance. A written response was provided by the applicants via email on 11.09.2023 outlining how staffing measures would seek to minimise noise and disruption. This was to the satisfaction of HPST.

Further information was provided in the planning statement (dated 15.08.2023) which addressed the potential for noise and nuisance. Information has been provided regarding staffing patterns; assurances have also been made over restricting the use of the garden, child curfews and bedtimes. The Commissioner has confirmed that the children's home will be subject to OFSTED regulation and inspection. Were OFSTED to find the operators negligent in any of these respects, appropriate measures would be taken through the relevant regulatory processes.

Regarding sub-criterion b, multiple neighbour comments also raised (speculative) concern over the potential for anti-social behaviour with reference to the age profile and background of the prospective occupants. On the advice of the Planning Policy team, contact was made with Solace to explore these issues.

Solace is a partnership between Gloucester City Council, Cheltenham Borough Council and Gloucestershire Constabulary. The multi-agency team work together with communities to prevent, investigate and tackle anti-social behaviour (ASB). A response was received from Solace on 14.07.2023 which confirmed that they had no concerns about gang-related activity in the area, and did not see the proposals as of risk with regards to ASB or crime.

It is noted that many of the neighbour comments drew a connection between the potential for ASB and crime and the risk of noise, nuisance and disturbance. For this reason, it is considered that Solace's response also provides reassurance with regards to criterion a.

Regarding sub-criteria c, the application would see the small net loss of C3 dwellings but the property would remain in residential use. As is highlighted by many of the neighbour comments, the proposed change of use would be taking place within an area characterised by large detached homes, a high proportion of retirees and more generally an affluent population. The addition of a children's home in this area (and the associated loss of two C3 dwellings) would not be of substantial detriment to housing choice in the area, and is viewed favourably with regards to Policy SD11 and its demand for mixed and balanced communities.

6.11 Please note that criteria 2-4 are also addressed in other sections of this report.

6.12 Commissioner Support

It is noted that consultee responses received by both HPST and Planning policy frame the support of the County Children and Families Commissioner as a pre-requisite to permission being granted.

Commissioner support originally featured as a 'policy test' within pre-adoption iterations of the Gloucester City Plan but was ultimately considered by the Inspector to duplicate the role of other legislative processes and/or attempt to exert control over areas seen as falling outside the normal bounds of Planning. Accordingly, commissioner support no longer features in Policy A5 as a 'must', but the supporting text makes it clear that prospective applicants are expected to engage proactively with the relevant commissioner and that a lack of support would be viewed unfavourably.

Internal conversations within the department confirmed the intention of Officers to continue treating Commissioner support as highly desirable.

Support from the Commissioner was provided in writing on 03.08.2023, and subsequent meetings between the Case Officer, HPST and the Commissioner on 10.08.2023 and 23.08.2023 saw the Commissioner reiterate this support.

6.13 Given the above, it is considered that the application is compliant with Policy A5 of the Gloucester City Plan and SD11 of the Joint Core Strategy and can be considered acceptable with regards to this policy consideration.

6.14 **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.

6.15 Internal layout

The application only proposes minor alterations to the existing internal layout. There is to be no internal link between the ground-floor and the first-floor. One ground-floor bedroom is proposed to be converted into a staff area, with partition walls proposed to section off sleeping areas for staff on night shift.

HPST confirmed that they were content the internal layout is suitable; this is already discussed in paragraph 6.10 and will be further addressed in paragraphs 6.36-6.39.

The Council's Private Sector Housing (PSH) consultee listed a number of reservations over the internal layout with regards to the means of escape from the first floor in event of a fire. These were as follows:

- The external staircase and only means of escape will need to demonstrate that it is constructed of fire-retardant materials.
- The proposed first floor rear staff room cannot be used for sleeping accommodation as the means of escape is through a high-risk room (inner room).
- The means of escape from the first floor appears to pass by some windows to the ground floor back addition. These will need to be fixed shut with 30-minute fire compartmentalisation.
- The ground floor wall and cupboard between the rear kitchen and main hallway will need to provide 30-minute fire separation.

With the agreement of the PSH Officer, it is considered that these issues - while of some concern - are more appropriately addressed by the Building Control process. In the event of permission being approved a Building Control application would have to be submitted and approved before the approved use can commence. None of these issues constitute a planning-relevant reason for refusal.

6.16 Accessibility

Policy C1 of the Gloucester City Plan requires that developments can be used safely, easily and with dignity no matter the identity, age or circumstances. It goes on to state that developments should present 'no disabling barriers' to their intended users, and that no undue effort, separation or special treatment should be required to make the development usable by all.

- 6.17 No bespoke measures have been proposed within this application with regards to accessibility. Conversations with the applicant whilst visiting the site indicted their willingness to adapt the premises to make them wheelchair-friendly, but no such measures figure obviously in the submitted plans.

Any bespoke measures would thus have to be carefully retrofitted to the building. Building Control standards represent a means by which minimum accessibility standards can be implemented, and it is noted that the application proposes the repurposing and reuse of existing (and, in many cases, quite old) building fabric which may often lead to a necessary compromise in this respect.

The proposed use is intended to be a dedicated space for the care of young people; in terms of assessing this application against Policy C1 this counts in its favour as an acute deficit in specialist accommodation is being addressed.

In light of the above, it is considered that the proposals are acceptable with regards to accessibility.

6.18 External wooden staircase

The sole external alteration proposed in this application is the erection of an external wooden staircase to provide access to the first-floor. In actual fact, this staircase is currently in situ and was erected without permission. With the agreement of the applicants, this was included within the amended description of development such that consent is now sought retrospectively for these changes.

The second round of neighbour consultation followed this amendment to the description, and none of the subsequent comments made reference to the staircase.

The staircase is constructed in timber and uses anti-slip materials on the steps. Its materiality essentially resembles garden decking and so falls outside both the palette of materials used in the remainder of the building, and the realms of what might ordinarily be considered to be an appropriate material to be used in a permanent construction.

Nonetheless, its impact upon the building and the street-scene is minimal. The 'original dwelling' still takes precedence when viewed from Green Lane. This addition does little to alter the appearance of the site; it is set back considerably from the front elevation such that it is barely perceptible.

Informal conversations were conducted with a colleague from Building Control to explore the safety dimensions of this wooden staircase. The response received was inconclusive, but it is considered again that any issues would be picked up via the Building Control process and would not represent a material planning consideration.

6.19 Provisions for bin storage

Policy A1 of the Gloucester City Plan requires that new residential developments "provide adequate, well-designed, appropriately located and accessible bin storage areas". The supporting text goes on to provide further instruction, stating that bin storage should be as discreet as possible and should not be located under openable windows.

- 6.20 The submitted block plan indicates that bin storage is to be provided along the side of the building, located just off the driveway. Upon visit to the site, it became evident that a small bin storage container was already in situ at the site in a position matching that shown on the block plan. The consultee response received from the Council's Waste team did not pass definitive comment on the size and suitability of the proposed storage arrangements, but did more generally urge that adequate provision is made for storage. In conversations with HPST and Planning Policy about the application, both consultees expressed doubt that the current storage arrangements were large enough to house all of the necessary bins.

It is considered that these doubts are well-founded, and so a condition will be inserted requiring submission and approval of bin storage arrangements prior to the use of the children's home. The application site affords ample space to house a suitable bin store and so it is anticipated that resolving this issue should not be problematic.

- 6.21 Given the above, it is considered that the application is acceptable with regards to design, layout and landscaping and that it is compliant with the relevant policy.

6.22 **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

6.23 Parking and Traffic considerations

The application proposes no physical changes to the parking layout. The property features a landscaped front garden which does not function as a driveway. Instead, rather unusually for a residential property, a side driveway leads towards a rear parking area. The submitted block plan shows the anticipated parking layout with four spaces for car parking.

- 6.24 Multiple neighbour comments raised concern about the traffic implications of this application (mostly on Green Lane, although one comment also expressed concern over the impacts upon Billbrook Road). The practicality of the parking arrangements proposed on site was also a recurrent issue from the neighbour consultation.

As is noted in these neighbour responses, some careful manoeuvring may be required in order to enter and exit the rear car park; this may be somewhat cumbersome, and these concerns are not unfounded. The narrowness of the side driveway and the lack of a hard boundary treatment with number 17 also was mentioned on multiple occasions; concerns over this arrangement are also not unfounded. It is noted that Green Lane is unusually narrow and that there is already a proliferation of on-street parking.

- 6.25 The County Council Highways Authority were consulted on this application in order to provide comment on the acceptability of the proposals. They issued a response of 'No Objection', stating that the change of use is unlikely to generate (m)any excess trips over and above the existing use, that there would be no adverse or unsafe impact upon the highway network, and that the existing parking provision would suitably accommodate staff.

6.26 It is not considered that the above-mentioned concerns about the parking layout and shared driveway would amount to a reason for refusal, particularly given the lack of objection from the County Highways Authority. The parking layout is imperfect, but provides substantially more room for off-street parking than would ordinarily be the case at most residential properties. Moreover, it is not uncommon for occupants of residential properties to have to rearrange their vehicles in order to allow a vehicle to enter/exit their driveway. That this would be required at 15 Green Lane is not unusual and would not itself be unacceptable. In a straight comparison with the existing use, the proposals would not clearly present any highway safety issues and appear adequate given the intensity of use and working patterns of the staff members.

It should be pointed out that the main users of the parking layout will be staff members, of which there will likely be three at any one time. During terms time, shifts will change at 9.30AM every other day once all children have gone to school. This is likely to represent the main period of vehicle movement onto/from the site, and it would take place outside of normal rush hours.

The mode of transporting children to school is not known definitively but it is not anticipated that each would be travelling to school in a private automobile. The planning statement mentions that there will be visitors to the site and some neighbour concerns picked up on this as reason for concern; however, this is not adjudged to be meaningfully different to if the house were to remain in normal residential use, where occupants would inevitably be visited by friends and family arriving via car.

The application site is located approximately 40 metres from Billbrook Road; it is not considered that the change of use would present any meaningful highways impacts upon this road over and above the existing use.

The concerns over the shared access with number 17 (the boundary is marked via tiling but not via a hard boundary treatment) are noted. Upon visiting the site, the applicant mentioned that relations between C2I and the occupants of 17 Green Lane were good and that the two parties shared a constructive relationship. Of course, the occupants of this property could change and the planning process must necessarily account for the impacts of any intended use irrespective of whether or not neighbouring residents provide their personal support.

The Highways Department did not see fit to pass comment on this issue. Drivers will undoubtedly have to manoeuvre carefully along this narrow driveway, but drivers must also manoeuvre carefully and with precision when using a normal residential drive. The pertinent point is that the impacts of this development over and above the existing use (and indeed, normal residential uses) are not adverse and should accordingly be considered acceptable.

Any further issues regarding shared access and site ownership are a civil matter and do not have a bearing on the assessment of this application.

6.27 Bike Storage

Policy A1 of the Gloucester City Plan states that development proposals should provide adequate, covered and secure cycle storage. Policy G1 of the Gloucester City Plan provides more detailed instruction on the amount of cycle storage that should be provided in new residential developments. The required amount for this application shall be in line with HMO standards, which means 1 space per bedroom. Further space will be required for staff members - there is anticipated to be three at any one time. A minimum of 8 spaces will therefore be required.

The applicants have proposed that cycle storage will be accommodated in the existing garage. The rear garden, parking area and shed are all behind a gate which can be shut and locked for security purposes. Policy G1 of the GCP states cycle parking in a garage will only be acceptable where that garage exceeds 6m x 3m in dimensions. Based upon the block plan, the garage only measures 4m x 4.35 metres and so separate bike storage will be required.

The application site offers ample room for a bike storage shelter and so it is anticipated that this detail can be resolved via condition.

6.28 Subject to this condition, it is considered that the application is acceptable with regards to traffic, transport and with regards to the relevant policy.

6.29 **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.

6.30 The only physical change associated with this application is the erection of the external staircase. No other changes to the footprint of the property are proposed, the only internal changes are minor and the building's use for residential purposes has already been established. Therefore, this application presents no concerns regarding overlooking, overbearing or overshadowing.

6.31 Noise, nuisance and anti-social behaviour

These matters have already been addressed in paragraph 6.10; however, given the number of neighbour comments raising concern about these issues it has been considered appropriate to elaborate further in this section on why the proposals are adjudged to be acceptable.

As has been elucidated in paragraphs 6.5-6.8, this application is not associated with an intensification of the site. The proposal would see the site remain in residential use, and the number of permanent residents (no more than 5) would be significantly lower than the maximum number the current flats could accommodate. Even accounting for the presence of 3 staff members at any one time, the number of people regularly at the property would still likely be lower than the capacity of the pair of flats.

The current ground floor flat is capable of forming a large family home, whilst the upstairs would likely accommodate a couple or single resident. In other words, the current use of the site is one that could quite easily see 4-5 children living on-site. Many of the neighbour comments speculate as to the identity and age of the proposed residents, with the implication being that the permanent presence of a group of young people may lead to adverse noise and the potential for ASB.

It is considered that there would be *relatively* little material difference between the current and proposed uses in terms of noise and nuisance. Were the pair of flats to remain in C3 residential use, the planning system would not be able to exert control over its occupants. Noise impacts are always a possibility and can never be eliminated beyond doubt: children will inevitably make noise, whether they are living in a residential institution or a standard dwellinghouse.

It is acknowledged that C2I are a new provider in terms of children's homes, and that - were supervision and care procedures to be lax - there *would* exist potential for issues to arise. It is also acknowledged that many of these concerns emanate from the lack of 'live-in' carers; neighbouring residents want assurances that the quality of care and supervision provided by the rotating carers would be adequate and that the cared-for children would not be given free rein to do as they please.

6.32 These two factors constitute the main differences between a regular dwelling and the proposed residential institution with regards to noise and nuisance. It is considered that noise and nuisance implications of the proposed use are acceptable for the following reasons.

Firstly, the Planning Statement (15.08.2023) outlines various measures to manage these impacts. All children and young people living at the site will have set bedtimes and curfews. Staff will be on-site and on-duty throughout the night and will only be allowed to sleep once all children are asleep and settled. Garden restrictions will be imposed depending on the age of the children and on term/non-term times.

HPST's response of 'no objection' was subject to further assurances regarding the intended measures to manage noise and nuisance. Further information was received on 11.09.2023 which elaborated on these points, to the satisfaction of HPST. Children will be at school between 9am and 3pm, and will be encouraged to participate in local sports and youth groups in the evenings and weekends.

Secondly, in between the side driveway and the rear car park and garden is a large gate. This gate can be locked and would provide a good level of security to keep the occupants within the site.

Thirdly, the Children's Home would be subject to OFSTED inspection and regulation. Were OFSTED to find C2I inadequate in their supervision of the young people, they would have the power to take appropriate action.

Fourth, the Commissioner has provided their support to the application and has confirmed that C2I are an approved operator.

Fifth, were any adverse noise and nuisance issues to arise over and above a reasonable level, there exist statutory processes by which complaints could be made and issues could be investigated.

Finally, Solace were consulted on this application and confirmed that they had no concerns over gang-related activity in the locality. The children would be living in quiet area that would support a stable upbringing.

6.33 Other noise issues

It is noted that two neighbour comments also touch upon the potential for the rear garage to be converted into a music studio. This prospect was mentioned in some of the supporting evidence submitted alongside this application, but has not been formally proposed. Garage conversions and the use of outbuildings for uses ancillary or incidental to the use of the wider site do not require planning permission; were this prospect to be realized issues can be dealt with via statutory nuisance processes. Were this music studio to operate as a separate function with regular visitors unrelated to the residential institution, then separate planning permission would likely be required.

6.34 Any concerns regarding noise impacts upon 17 Green Lane stemming from the use of the rear driveway and side access are not considered to be unacceptable. The use of this parking layout is established in the current use; no material change in its regular use is anticipated from these proposals.

6.35 Odour

The neighbour comment that raised the possibility of seven different residents cooking separate different meals (and the resultant odour impacts) is based on a misunderstanding of the proposed use of the site. No more than five 8–16-year-olds would be living on-site, and there would be no fewer than three members of staff on-site at any one time. It is anticipated that most mealtimes would be communal and that staff members would assume primary responsibility for preparing food for the children. It is unlikely that the use of the site would differ from a normal residential dwelling, in this respect.

6.36 Living Conditions of Future Occupiers

Policy F6 of the adopted GCP states that '*development proposals for new residential development (including change of use or conversions) must meet nationally described space standards*'.

For the purposes of assessing this application, Gloucester's HMO standards for bedroom sizes and communal spaces have been used. While residential institutions are strictly exempt from NDSS compliance, it is still desirable for such conversions to meet or exceed NDSS standards wherever possible.

The NDSS gross internal area (GIA) standards do not neatly translate to HMO/Residential Institution applications as all bedrooms are proposed as single bedrooms (NDSS standards suppose that there is at least one double bedroom in any dwelling), but the following assessment makes reference to these standards regardless as they serve to illustrate that the proposed living accommodation is acceptable with regards to amenity.

- 6.37 The downstairs unit is the equivalent of a 1-storey, 4-bedroom dwelling with 4 bedspaces. The closest NDSS standard is for a 1-storey, 4-bedroom, 5-bedspace dwelling, which would be expected to provide a Gross Internal Area of at least 90m².

The downstairs children's home has a GIA of 130m², far exceeding this minimum requirement, and indeed also far exceeding the minimum requirement for even a 1-storey, 4-bedroom 8-bedspace dwelling. Adequate storage space is provided with regards to NDSS.

The four proposed bedrooms downstairs are all sufficiently large and wide. One meets NDSS standards for a double bedroom, one meets NDSS standards for a single bedroom. The other two bedrooms meet HMO standards for single bedrooms. In other words, all bedrooms are large enough to provide single bedspaces against HMO standards, and some of the bedrooms considerably overperform HMO standards.

All bedrooms (and indeed all habitable rooms) provide sufficient natural light and outlook. The garden space is adjudged to be large enough for the number of residents at the site.

- 6.38 The upstairs unit is the equivalent of a 1-storey, 1-bedroom, 1-bedspace dwelling, which should provide a minimum of 37m² to meet NDSS standards.

The upstairs unit provides approximately 57.73m² of GIA, far exceeding this requirement. The minimum storage requirement under NDSS has also been exceeded.

The bedroom far exceeds HMO standards for a single bedroom; indeed, it is large enough to provide 2 bedspaces under NDSS standards. The bedroom, and all habitable rooms, provide natural light and outlook. The garden space, as has been noted, is sufficiently large.

- 6.39 Both HPST and Private Sector Housing provided comment on this application with regards to room sizes and internal layout. Both parties were satisfied that all habitable rooms were adequate, and that communal space had been provided over and above the HMO requirements.

- 6.40 Given the above, it is considered that the proposals would provide an acceptable level of amenity for both future occupants and neighbouring residential properties.

6.41 **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.

6.42 **Conclusion**

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.

7.0 **RECOMMENDATION OF THE HEAD OF PLACE**

- 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

To comply with the requirements of 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 following approved drawings:

- Site Plan (received 18.04.2023)

- KP002 (Existing Plans and Elevations) (received on 24.05.2023)
- KP003 (Proposed Plans and Elevations) (received on 05.06.2023)

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

Condition 3 – Local Occupancy of Specialist Housing

The occupancy of the property will be restricted to vulnerable children in care, known to and referred from the Gloucestershire County's Children's and Families Commissioning Hub with local housing needs currently living, or returning to live close to a relative, within the administrative boundary of Gloucester city, and any support staff required to provide care and support to those children.

When vacancies arises and no children within Gloucester City require those places, spaces will be offered to vulnerable children in care residing in the county of Gloucestershire, known to and referred from the Gloucestershire County's Children's and Families Commissioning Hub.

Reason

In accordance with A5, Specialist Housing of the adopted Gloucester City Plan 2011-2031, planning permission for specialist housing is only permitted when supported by evidence for need within Gloucester City.

In accordance with Policy SD11- Housing Mix and Standards of the adopted Joint Core Strategy 2011-2031, development should address the needs of the local area.

Condition 4 – Cycle Storage

The development hereby approved shall not be brought into first use until secure and covered cycle storage facilities sufficient for a minimum of 8 bicycles have implemented in accordance with details that have first been submitted to and approved by the Local Planning Authority. The approved facilities shall thereafter be maintained for the lifetime of the development.

Reason

In accordance with Policies A1 and G1 of the Gloucester City Plan.

Condition 5 – Bin Storage

No dwelling/building shall be occupied until refuse bin storage facilities have been provided in accordance with details that have first been approved in writing by the Local Planning Authority. The approved facilities shall thereafter be maintained for the lifetime of the development.

Reason

To ensure adequate refuse storage facilities are incorporated in the development, to ensure high quality design and in accordance with Policy A1 of the Gloucester City Plan.

7.3 Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision.

You are advised to contact Gloucestershire Building Control Partnership (our shared service between Gloucester City Council and Stroud District Council) on 01453 766321 option 4,2 or building.control@stroud.gov.uk and www.gbcpartners.co.uk for further information or advice on your project.

Note 2

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property.
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 – explanatory booklet.

Note 3

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Note 4

If the property is to be used as a single property arrangement (with the users of the first floor able to access the facilities on the ground floor) then a separate license will be required for a House in Multiple Occupation (HMO).

Please note that the issuing of this permission does not grant a licence for the operation of an HMO. Please ensure the correct licence is obtained prior to use. Failure to do so could result in enforcement action being taken. To apply for a licence please contact psh.focus@gloucester.gov.uk

Person to Contact: Craig Stock (396720)

Planning Application: | 23/00341/FUL

Address: | 15 Green Lane Gloucester
| GL3 3QT

Committee Date: | 03.10.2023

Appendix 1 – Site Location Plan



SITE LOCATION PLAN 1:1250

Appendix 2 – Proposed Block Plan



PROPOSED BLOCK PLAN 1:500