

Building Plot

53 Gretton Road Gotherington Cheltenham Gloucestershire GL52 9QU

readmaurice 



OF INTEREST TO DEVELOPERS AND OWNER OCCUPIERS ALIKE. BUILDING PLOT PLOT WITH OUTLINE PERMISSION FOR A SINGLE STOREY DWELLING.

Prime Building Plot with Outline Consent Gotherington, North of Cheltenham

A rare opportunity to acquire a superb building plot with outline planning consent for the erection of a 3,000 sq ft (278 sq m) single storey detached dwelling, situated in the sought-after village of Gotherington, just north of Cheltenham.

This exclusive development site offers a generous footprint for a single luxury home, ideally positioned to back onto open pasture land, providing a tranquil rural outlook in a picturesque setting. The plot measures c.37m x 35.3m.

Gotherington is a highly desirable village, with excellent local amenities, strong community spirit, and convenient access to Cheltenham and the surrounding Cotswolds. The outline consent granted is under the following reference 22/00387/OUT through Tewkesbury Borough Council.

Key Features:

- Outline planning consent for a 3,000 sq ft (278 sq m) dwelling
- Sought-after village location north of Cheltenham
- Excellent potential for a bespoke family home
- Countryside views and semi-rural feel with village amenities nearby

Agents Note

All additional reports required will be at the expense of the purchaser.

General

Local Authority: Tewkesbury

Building Plot 53 Gretton Road Gotherington Cheltenham Gloucestershire GL52 9QU

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels they are chosen by the floor planner and may not have the deemed planning consent for such use.



48 Andover Road, Cheltenham, GL50 2TL

Tel: 01242 241122

Email: post@readmaurice.co.uk

www.readmaurice.co.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2015

PERMISSION

PERMISSION FOR DEVELOPMENT

Application number: 22/00387/OUT

Date application valid: 11th April 2022

Location: Land To The North Of, Gretton Road, Gotherington, Gloucestershire, Cheltenham, GL54 4QU

Proposal: Outline application for the erection of a single dwelling with all matters reserved for future consideration except for access, layout and scale.

In pursuance of their powers under the above mentioned Act, the Borough Council as Local Planning Authority **HEREBY PERMITS** the development described hereunder in accordance with the submitted application and the accompanying plan(s), but subject to the conditions hereunder stated.

Condition(s) and reason(s) attached to permission

1. The development for which permission is hereby granted shall not be begun before detailed plans thereof showing the appearance of the dwelling and the landscaping of the site (hereinafter called "the reserved matters") have been submitted to and approved by the Local Planning Authority.

Reason - This permission is in outline only and further details of the reserved matters are required to ensure satisfactory development.

2. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason - In accordance with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be carried out in accordance with the following plan references:

105 and 106 received 7th January 2025.

201 (REV B) received 15th November 2024.

001 received 11th November 2024.

002, 103-A and 104 received 27th February 2024.

11044 TCP02 received 28th March 2022.

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.

4. The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall include precise details and/or samples of all walling and roofing materials to be used externally, and all surface materials within their curtilages, proposed to be used. Development shall be carried out in accordance with the approved details/samples.

Reason: In the interests of the visual amenity of the area and the amenities of the occupiers of neighbouring properties.

5. The timber cladding used in the construction of the development hereby permitted shall not be treated in any way and shall be left to weather and silver naturally.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and surrounding buildings in the interests of visual amenity.

6. The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall include a plan indicating the positions, design, materials and type of all boundary treatments to be erected to the boundaries of the proposed dwelling. The boundary treatments shall be completed in accordance with the approved plan/details before the dwelling is occupied.

Reason: In the interests of the visual amenity of the area and the amenities of the occupiers of neighbouring properties.

7. The details to be submitted for the approval of Reserved Matters pursuant to Condition 1 shall include a detailed plan, showing the levels of the existing site, the proposed levels of the site, the proposed slab levels of the dwelling approved and a datum point outside of the site, shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure neighbouring amenity is not impacted and to ensure that there are no adverse impacts on the character and appearance of the area.

8. The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall include full drainage details. The information submitted shall be in accordance with the principles set out in the approved drainage strategy. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The SuDS Manual, CIRIA C753 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development.

9. The details of landscaping to be submitted for the approval of Reserved Matters pursuant to Condition 1 shall include a landscape scheme for the whole site. The submitted design shall include the proposed new landscaping scheme on scaled drawings accompanied by a written specification clearly providing full details of proposed tree and hedgerow planting to include location, species, sizes, densities and planting numbers. Development shall be carried out in accordance with the approved details. The submitted drawings shall also include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and which are to be removed and how those to be retained. The development shall be carried out in accordance with the approved details.

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

10. The details of landscaping to be submitted for the approval of Reserved Matters pursuant to Condition 1 shall include full details regarding adequate measures to protect trees and hedgerows.

This shall include:

A. 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).

B. 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 to existing trees which are to be retained, in the interests of the character and amenities of the area.

11. All planting, seeding or turfing in the approval of reserved matters for landscaping shall be carried out no later than the first planting and seeding season following the first occupation of the dwelling or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory and well-planned development and to preserve and enhance the quality of the environment.

12. 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.

13. The development shall be undertaken in accordance with the recommendations included within the Preliminary Ecological Appraisal (Aspect Ecology December 2021).

Reason: In order to protect ecology and biodiversity.

14. No external lighting shall be installed until a lighting strategy scheme detailing location and specification of the lighting supported by contouring plans demonstrating any light spill into adjacent habitats has first been submitted to and agreed in writing by the Local Planning Authority. This plan should be prepared in conjunction with advice from the project ecologist. Any lighting installed shall be in accordance with the approved details and thereafter similarly maintained.

Reason: To ensure that the scheme does not adversely impact protected species.

15. No works above slab level shall take place until a plan indicating the location of ecological enhancement features set out within the Preliminary Ecological Appraisal (PEA) (Aspect Ecology, December 2021) (including, but not limited to, a minimum of two bat boxes and one bird box) have been submitted to and approved in writing by the Local Planning Authority. The enhancements shall be installed in accordance with the approved details prior to the first occupation of then dwelling hereby permitted.

Reason: To ensure that the scheme does not adversely impact protected species.

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

Reason: To ensure that the nature conservation interest of the site is preserved.

17. The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on the approved drawings pursuant to Condition 3.

Reason: To ensure conformity with submitted Highways details.

18. The development hereby approved shall not be occupied until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 56 metres west and 41 metres east measured along the nearside edge of the adjoining carriageway and offset a distance of 0.5 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety.

19. The Development hereby approved shall not be brought into use until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level.

Reason: To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

20. The Development occupation hereby approved is on the basis access gates are kept set back 5 metres or greater from the adjoining carriageway edge and made to open inwards only.

Reason: In the interests of highway safety.

21. The vehicular access hereby permitted shall not be brought into use for the proposed development until the existing vehicular north field access to the site has been permanently closed in accordance with details to be submitted to and agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of highway safety.

22. Prior to commencement of the development hereby permitted details of a construction management plan shall be prepared and available to stakeholders and the Local Planning Authority. Details shall be adhered to throughout the demolition/construction period including but not be restricted to:

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

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

Informative:

1. 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.

2. The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

3. Vehicular Access The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access may require the extension of 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 Infor514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk.

4. Impact on the highway network during construction 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 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.

5. No Drainage to Discharge to Highway Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

6. The applicant's attention is drawn to the need to ensure that the provision of the visibility splay(s) required by this consent is safeguarded in any sale of the application site or part(s) thereof.

7. It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says: Constructors should give utmost consideration to their impact on neighbours and the public o Informing, respecting and showing courtesy to those affected by the work; o Minimising the impact of deliveries, parking and work on the public highway; o Contributing to and supporting the local community and economy; and o Working to create a positive and enduring impression, and promoting the Code. Details should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues. Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

8. The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which allows the Highway Authority to recover additional costs of road maintenance due to damage by extraordinary traffic. Before any work is commenced upon the development hereby approved representatives of Gloucestershire County Council, as the Highway Authority and the applicant, shall carry out a joint road survey/inspection on the roads leading to this site. Any highlighted defects shall be rectified to the specification and satisfaction of the Highway Authority before work is commenced on the development hereby approved. A further joint survey/inspection shall be undertaken following completion of development hereby approved and any necessary remedial works shall be completed to the specification and satisfaction of the Highway Authority within 1 month or other agreed timescale.

Date of decision: 09.01.2025



Associate Director Planning
duly authorised in that behalf

PLEASE SEE NOTES OVERLEAF

NOTES

APPEALS TO THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG)

If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State, under Section 78 of the Town and Country Planning Act, 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or from the appeals area on

www.gov.uk/topic/planning-development/planning-permission-appeals Some personal information will be displayed on this website please contact the Planning Inspectorate on 0303 444 00 00 if you have any concerns

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under a Development Order.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Tewkesbury Borough Council is a charging authority for the Community Infrastructure Levy (CIL). It is important that you ensure that the requirements of the CIL Regulations are met (including notification requirements and those that need to be met prior to commencement of development and/or following completion of development) to ensure that you avoid any unnecessary surcharges and that any relevant relief, exemption or instalment policy is applied. Further information regarding CIL can be found on our website at <https://www.tewkesbury.gov.uk/planning> or you can contact us at cil@tewkesbury.gov.uk.

PURCHASE NOTICES

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

PARTY WALL ACT & RIGHT TO ENTER

Your attention is drawn to the Party Wall Act 1996. Further information is available on [Party Wall Act](#)

This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.

ENFORCEMENT ACTION

Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to consents constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken.

CUSTOMER SATISFACTION QUESTIONNAIRE

The Development Management team want to continually improve the service we provide by reviewing what we do and your feedback about the service you have received is really important to us. We would appreciate if you could take part in our short online questionnaire, it should take around 5 minutes to complete. Please click on the following link to access the questionnaire:

<https://www.tewkesbury.gov.uk/forms/planning-application-service-questionnaire>

DISCHARGE OF PLANNING CONDITIONS

There are often conditions attached to planning permissions that need further details, for example, samples of materials. This additional information must be submitted to us for formal agreement - known as 'discharge of conditions'. Further details can be found on our website: <https://www.tewkesbury.gov.uk/discharge-of-planning-conditions>.

OTHER INFORMATION

This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulations consent for the development may be necessary and you should approach the Building Control section on BuildingControl@cheltenham.gov.uk.

If the work authorised by this permission involves the alteration to an access or the crossing of the highway verge or kerb, you are requested to consult the County Highways Divisional Manager before commencing such work. The address of the Gloucestershire Highways, Imperial Gate Business Park, Corinium Avenue, Barnwood, Gloucester, GL4 3BW

If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of this decision. Failure to do so may result in a delay in the provision of these services.

DELEGATED REPORT

APPLICATION NO	22/00387/OUT
EXPIRY DATE	10.01.2025
PROPOSAL	Outline application for the erection of a single dwelling with all matters reserved for future consideration except for access, layout and scale.
LOCATION	Land To The North Of Gretton Road Gotherington Gloucestershire Cheltenham GL54 4QU
RECOMMENDATION	Permit
DATE OF RECOMMENDATION	07.01.2025

Planning Officer: Chloe Buckingham

Application Site

The site is located to the rear of the Grade II Listed Building known as Willow Cottage. At present the land is used as an extended large garden space with a number of simple ancillary structures. The curtilage is separated with trees and hedges arranged to form a natural separation between the extended garden and the land immediately to the rear of Willow Cottage. The site lies on the edge of the settlement boundary for Gotherington on the northern side of Gretton Road. The land directly to the north and east of the site is open countryside and a designated Special Landscape Area. To the west are the rear gardens of properties that form the boundary with the open landscape and arable fields further to the north. These garden plots include structures, substantial trees and boundary hedges.

POLICIES AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

National guidance

National Planning Policy Framework and Planning Practice Guidance

RELEVANT DEVELOPMENT PLAN POLICIES

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

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)
INF3 (Green Infrastructure)

Tewkesbury Borough Local Plan 2011 - 2031 – Adopted June 2022

Policy RES2 Settlement Boundaries
Policy RES5 New Housing Development
Policy DES1 Housing Space Standards
Policy ENV2 Flood Risk and Water Management
Policy NAT1 Biodiversity, Geodiversity and Important Natural Features
Policy TRAC9 Parking Provision
Policy LAN1 Special Landscape Area
Policy COM4 Neighbourhood Development Plans
Policy HER4 Archaeological Sites and Scheduled Monuments
Policy HER2 Listed Buildings

Neighbourhood Plan

Gotherington Neighbourhood Plan 2011-2031

Policy GNDP01 (New Housing Development within Gotherington Service Village)
Policy GNDP07 (Gotherington Design Principles)
Policy GNDP09 (Protecting and Enhancing the Local landscape)
Policy GNDP10 (Protecting Locally Significant Views)

PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
03/01752/FUL	Demolition of existing garage and erection of new three bay garage. Grade II listed building ref; 15/140	PERMIT	17.02.2004
92/94586/FUL	Erection of dog boarding kennels.	REFUSED	30.06.1992

95/00710/FUL	Construction of a pond	REFUSED	14.11.1995
22/00272/FUL	Provision of a single storey pitched roof timber framed two bay garage and storage building.	PERMIT	24.06.2022

CONSULTATIONS AND REPRESENTATIONS

Gotherington Parish Council: Consulted but comments received to say 'expired'.

Tree Officer: No objection subject to 5 conditions.

Highways: No objection subject to 7 conditions.

Ecology: No objection subject to 3 conditions.

Drainage: No objection subject to 1 condition.

Conservation Officer: No objection subject to a single storey building.

Third Party Comments: The application has been publicised through the posting of a site notice and neighbour consultations for a period of 21 days and no letters of representation have been received.

PLANNING OFFICERS APPRAISAL AND CONCLUSIONS

Proposal

This application is an outline application with all matters reserved apart from access, layout and scale. The proposal is for a detached single storey dwelling comprising 4 bedrooms.

Principle of the development

The proposed site is located within the rear garden of an existing property and on the border of the defined settlement boundary for Gotherington, with half of the site being within the settlement boundary and half the site being outside the settlement boundary. Gotherington is served by facilities such as a school, village shop, public house and village hall. Gotherington is assigned 'Service Village' status through the JCS.

JCS Policy SP2 sets out that development at rural service centres and service villages will be allocated through the Tewkesbury Borough Plan and Neighbourhood Plans, proportional to their size and function, and also reflecting their proximity and accessibility to Cheltenham and Gloucester and considering the environmental, economic and social impacts including existing levels of growth over the plan period.

JCS Policy SD10 sets out the Council's approach to housing development and states that on sites that are not allocated, housing development and conversions to dwellings will be permitted on previously developed land in the existing built-up areas of Gloucester City, the Principal Urban Area of Cheltenham and Tewkesbury town, rural service centres and service villages except where otherwise restricted by policies within District plans.

Criterion 4 (ii) of Policy SD10 'Residential Development' of the JCS sets out that on sites that are neither allocated or previously developed land, housing development will be permitted, except where otherwise restricted by policies within district plans, where it would represent infill within the existing built-up areas of Tewkesbury Borough's towns and villages.

Policy RES2 of the TBLP states that within the defined settlement boundaries of the Tewkesbury Town Area, the Rural Service Centres, the Service Villages and the Urban Fringe Settlements (which are shown on the policies map) the principle of residential development is acceptable subject to the application of all other policies in the Local Plan.

Policy GNDP01 of the Neighbourhood Plan (NP) states that (amongst other factors) within the settlement boundary of Gotherington village as defined in Figure 6 "The Proposals Map", small infill housing development will be supported within existing built-up frontages when it is consistent with the scale and proportion of existing houses and gardens in the adjacent area.

During the course of the application revised plans were submitted showing a reduction in size of the footprint of the dwelling so that there was less built form outside of the housing boundary and more within the boundary. Therefore, it is considered that as the site is only partially outside of the defined settlement boundary it can be considered to be within the built-up area of the village and as such the scheme is compliant with JCS Policy SD10, policy RES2 of the TBLP and policy GNDP01 of the NP.

Overall, the proposal is acceptable in principle subject to compliance with all other policies.

Design and Visual Amenity- layout and scale

JCS Policy SD4 provides that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting.

Criterion 6 of Policy SD10 'Residential Development' of the JCS states the residential development should seek to achieve maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.

Policy RES5 states that in considering proposals for new housing development regard will be had to the following principles. Proposals should (amongst other criteria):

- be of a design and layout that respects the character, appearance and amenity of the surrounding area and is capable of being well integrated within it;
- be of an appropriate scale having regard to the size, function and accessibility of the settlement and its character and amenity, unless otherwise directed by policies within the Development Plan;
- where an edge of settlement site is proposed, respect the form of the settlement and its

landscape setting, not appear as an unacceptable intrusion into the countryside and retain a sense of transition between the settlement and open countryside;

- not cause the unacceptable reduction of any open space (including residential gardens) which is important to the character and amenity of the area;
- incorporate into the development any natural or built features on the site that are worthy of retention;

Neighbourhood Plan Policy GNDP07 sets out the design principles for assessing planning applications and requires new buildings to enhance the distinctive character of the village by way of their layout with provision of off-road parking.

It is acknowledged that this is an outline application with all matters reserved apart from access, layout and scale.

As previously explained, during the course of the application revised plans were submitted showing a reduction in size of the footprint of the dwelling so that there was less built form outside of the housing boundary and more within the boundary.

It is agreed that there would be a limited impact of the residential development within the immediate street scene, owed by the enclosed nature of the existing listed building at the site. By way of siting, it is considered that the proposed dwelling would be in-line with neighbouring development and as such the proposed dwelling would not result in an incongruous impact on the local context in terms of layout.

The low-level single-storey, L-shaped dwelling with a sedum roof and using natural stone and timber cladding is considered to have minimal impact on the facing elevation to the main dwelling.

It is acknowledged that a single storey pitched roof timber framed two bay garage and storage building was permitted in application reference: 22/00272/FUL, for the host property, Willow Cottage which is located to the rear of the site.

It is noted that the applicant has reduced the size of the proposed dwelling and now the footprint is considered to be acceptable and there is sufficient outdoor amenity space proposed. Due to the low-level single storey design and natural stone and timber cladding, as well as the sedum roof, the views of the listed building within the landscape shall be maintained. Overall, the scale and layout will have an acceptable impact on this part of the streetscene and wider area, and a condition shall be attached to ensure material samples are submitted prior to first build of the walls would be attached to ensure compliance with policies SD4 and SD10 of the JCS, policy RES5 of the TBLP and policy GNDP07 of the NDP.

Landscape

Policy SD6 of the JCS states that development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being. Proposals will have regard to local distinctiveness and historic character of different landscapes and proposals are required to demonstrate how the development will protect landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement area.

The site is located adjacent to the Special Landscape Area, Policy LAN1 of the TBLP provides that special attention will be accorded to the protection and enhancement of the SLA and that, proposals must demonstrate that they do not adversely affect the environment, its visual attractiveness, wildlife or ecology or detract from the quiet enjoyment of the countryside. Furthermore, Policy GNDP09 requires development to preserve the existing settlement patterns, including the strong East-West form and preservation of hedgerows and field patterns.

The single storey nature of the proposal, as well as the use of natural stone and timber cladding and a sedum roof would serve to minimise the impact of the dwelling outside of the plot within the wider landscape, and overall, the scheme is considered compliant with policy SD6 of the JCS, policy LAN1 of the TBLP and policy GNDP09 of the Neighbourhood Plan.

Impact on Heritage Assets

The development is within the setting of Willow Cottage which is a Grade II Listed building. As such when determining planning applications this authority has a duty under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering whether to grant planning permission for development which affects a listed building or its setting, the LPA shall have special regards to the desirability of preserving the building or its setting or any features of special architectural historic interest which it possesses.

Paragraph 197 states that in determining planning applications, local authorities should take into account of the 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'. When considering the impact of a proposed development on the significance of a designated heritage asset, Paragraph 199 states that, 'great weight' should be given to the asset's conservation; "...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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance". The more important the asset, the greater the weight should be.

The proposal will be assessed against Section 16 of the NPPF, Policy SD8 of the JSC and Policy HER2 of the TBLP.

Policy SD8 seeks to ensure that designated heritage asset and their setting will be conserved and enhanced as appropriate to their significance.

Policy HER2 states that alterations, extensions or changes of use to Listed Buildings, or development within their setting, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings. Any proposals which adversely affect such elements or result in the significant loss of historic fabric will not be permitted.

The proposal is for a single storey mews type dwelling comprising 4 bedrooms. Matters secured via this application include access, layout and scale but do not cover design, detail or materials which will be agreed as reserved matters. In regard to the description of development it is not known what is meant by a Mews type dwelling in this context. If the case officer has any doubt this description should be amended. The dictionary definition is for a row or street of houses or flats that have been converted from stables or built to look like former stables. The most prolific

examples are of eighteenth-century mews which are typically a group of stables with rooms above, built round a yard or along an alley and serving a main house. Officers agree that as far as the footprint suggests, this proposal is for a bungalow. Officers also agree that from the information provided it appears that it would be possible to design a building within these perimeters that would not have an adverse impact upon the setting of the listed building. However, a two-storey property is unlikely to be acceptable.

Overall, the proposal, by virtue of its scale and layout, shall have a neutral impact on the setting of the neighbouring listed building, in accordance with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy SD8 of the JCS and Policy HER2 of the TBLP.

Residential amenity

JCS policies SD4 and SD14 require development to enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space. Development should have no detrimental impact on the amenity of existing or new residents or occupants.

Policy DES1 explains that Tewkesbury Borough Council adopts the Government's nationally described space standards. All new residential development will be expected to meet these standards as a minimum. Any departure from the standards, whether for viability of physical achievability reasons, will need to be fully justified at planning application stage. New residential development will be expected to make adequate provision for private outdoor amenity space appropriate to the size and potential occupancy of the dwellings proposed.

Policy RES5 states that in considering proposals for new housing development regard will be had to the following principles. Proposals should (amongst other criteria):

- provide an acceptable level of amenity for the future occupiers of the proposed dwelling(s) and cause no unacceptable harm to the amenity of existing dwellings;

Policy GNDP01 of the Neighbourhood Plan states that within the settlement boundary of Gotherington village as defined in Figure 6 "The Proposals Map", small infill housing development will be supported within existing built-up frontages when it is consistent with the scale and proportion of existing houses and gardens in the adjacent area. Development of residential gardens that causes harm to the local area by reason of any of the following will not be supported: a) Unacceptable loss of garden space(s) for the existing property (ies); or b) Significant adverse impact on the residential amenity of existing neighbouring property.

As this is a single storey property and there is close-boarded fencing and trees/hedging around the site, there will be minimal over-looking and loss of privacy for neighbouring dwellings and any future occupiers of the site. The scheme also retains sufficient outdoor amenity space to serve the new dwellings. The size of the rooms also accords with the Nationally Described Space Standards. The scheme is broadly compliant with policies SD4 and SD14 of the JCS and policies DES1 and RES5 of the TBLP.

Highway Matters

Policy INF1 of the JCS sets out that permission shall only be granted where the impact of development is not considered to be severe. It further states that safe and efficient access to the highway network should be provided for all transport means.

Policy TRAC9 of the TBLP states that proposals for new development that generate a demand for car parking space should be accompanied by appropriate evidence which demonstrates that the level of parking provided will be sufficient. The appropriate level of parking required should be considered on the basis of the following:

- 1) the accessibility of the development;
- 2) the type, mix and use of development;
- 3) the availability of and opportunities for public transport;
- 4) local car ownership levels;
- 5) an overall need to reduce the use of high emission vehicles; and
- 6) a comparison of the forecast trip generation and resultant accumulation with the proposed parking provision.

Policy RES5 states that in considering proposals for new housing development regard will be had to the following principles. Proposals should (amongst other criteria):

- make provision for appropriate parking and access arrangements and not result in the loss or reduction of existing parking areas to the detriment of highway safety;

As explained by the highways officer, the previous Rappor Technical Note demonstrates the maximum visibility northeast of only 15.7 metres, when measured with an off-set 0.5 metres into the carriageway clear of third-party boundaries. In accordance with Manual for Streets and Manual for Gloucestershire Streets (MfGS) guidance for an emerging vehicle to see the edge of an oncoming vehicle on the nearside of carriageway to account to vehicle overtaking based on approaching 85% vehicle speeds recorded in Technical Note appended speed survey of 34.2mph according to the Technical Note would be 55 metres. This is corrected from the incorrect visibility in the Technical Note main text based on the approaching eastbound recorded speeds to the southwest.

The applicant has submitted revised correspondence and drawings to illustrate increased visibility over third party neighbouring land to the northeast. The latest drawings illustrate emerging visibility 2.4 metres inside the site access of 41 metres to 500mm offset into the carriageway, 45 metres to the estimated driver position of an approaching car and 55 metre to the centreline of Gretton Road. This visibility is achieved with the setting back of neighbouring existing boundary walls and has been shown within the application red line.

MfS2 and MfGS state visibility is taken to the nearside of the carriageway for simplicity, although vehicles will normally be travelling at a distance from the kerblane. Therefore, a more accurate assessment of visibility splay is made by measuring to the nearside edge of the vehicle track.

Therefore, the improved existing visibility is shown on the Proposed Access Plan, date: 06/11/2024, sheet number 201 of 41 metres west or 14 metres below MfS calculated visibility. Sheet number 201 shows visibility to likely a nearside driver position would be available for 45 metres, circa 10 metres below MfS calculated 55 metre eastern emerging visibility splay, and the full 55 metre visibility according to MfS is available to the centreline of the highway. Therefore, vehicles not on the wrong side of the carriageway for whatever reason such as overtaking would be visible.

The highways officer has also explained that a further check of collision records has been undertaken and shows no injury collisions in the vicinity of the site access visibility splays within the past 5 years. It is noted that visibility for the existing dwelling using the proposed shared access will be improved with the reduction in the height west of the access to 600mm allowing the visibility west commensurate with speeds according to the submitted Transport Technical Notes, calculations and drawings. The removal of the site and neighbouring wall east of the access will improve emerging and forward visibility for existing occupants and visitors to 53 Gretton Road. It is further noted that the proposed access visibility splay works will improve forward visibility for particularly westbound approaching road users of emerging vehicles. The previous equine use trips comparison on the site has been discounted as per previous responses.

Site shared drive, parking and turning space is adequate with inter-visibility. Electric vehicle charging will be required for site parking according to latest building regulations or Manual for Gloucestershire Streets specifications to be provided at highest specifications and maintained as such thereafter if replaced. Therefore, officers agree that the proposed access and site layout will not result in a detrimental impact on highway safety subject to conditions and informatives.

Overall, subject to conditions regarding compliance with the submitted drawings, vehicular and pedestrian visibility splays, access gates, the reinstatement of the redundant access and a construction management plan, the scheme is compliant with policy INF1 of the JCS and policies TRAC9 and RES5 of the TBLP.

Conditions regarding electric charging points and bicycle parking are not considered necessary as this will be covered by building regulations.

Drainage and Flood Risk

JCS Policy INF2 advises that development proposals must avoid areas at risk of flooding and must not increase the level of risk to the safety of occupiers of a site and that the risk of flooding should be minimised by providing resilience and taking into account climate change. It also requires new development to incorporate Sustainable Urban Drainage Systems (SUDS) where appropriate to manage surface water drainage. This advice is reflected within the council's Flood Risk and Water Management SPD.

The site falls within Flood Zone 1 on the EA flood map indicating that it has a low probability of river or sea flooding. The drainage engineer has been consulted and has explained foul drainage may be an issue, as Severn Trent Water plans have not been provided, although it is stated that the existing dwelling does discharge into a foul water sewer system. Therefore, a condition shall be attached to ensure that prior to construction of the development surface water shall be discharged into a foul water sewer system to ensure compliance with policy INF2 of the JCS.

Trees

Policy INF3 of with JCS provides that existing green infrastructure, including trees should be protected. Developments that impact woodlands, hedges and trees should be justified and include acceptable measures to mitigate any loss and should incorporate measures acceptable to the Local Planning Authority to mitigate the loss.

Policy NAT1 relates to biodiversity, geodiversity and important natural features and provides that development likely to result in the loss, deterioration or harm to features of environmental quality will not be permitted unless the need/benefits for development outweigh the impact. There are a number of mature trees around the outbuilding in question.

A tree schedule and constraints plan has been submitted and there are no issues regarding the trees that are proposed to be removed. The mature trees (T17 – T26) along the western boundary are proposed to be kept which will contribute to the screening of the application site. H7 should also be retained.

A condition could be attached to ensure that native hedgerow planting is incorporated into the scheme to run along the northern boundary and proposed planting of appropriate species of trees within the garden area. A further condition shall be attached to ensure that the root protection area of the retained trees and hedgerows are protected and considered prior and throughout construction therefore an arboricultural impact assessment, tree protection plan shall be conditioned.

Conditions are also required for the replacement and planting of trees and hedgerows within the site. A pre-commencement condition would be required for tree/hedgerow protection measures to be submitted. A condition is also required regarding details to be submitted on excavation/surfacing within root protection areas. Furthermore, in order to protect natural habitats, a condition shall be attached to ensure no removal of trees/hedgerows shall take place between 1st March and 31st August. Subject to these conditions, the scheme is considered to comply with policy INF3 of the JCS and policy NAT1 of the TBLP.

Impact on Ecology

Policy SD9 of the JCS seeks for the protection and enhancement of biodiversity and to establish and reinforce ecological networks. This includes ensuring that those European Species and Protected Species are protected in accordance with the law.

Policy NAT1 of the TBLP states that proposals, where applicable will be required to deliver biodiversity net gains. Policy NAT3 of the TBLP seeks for development to contribute towards the provision, protection and enhancement of the wider green infrastructure network.

Confirmation has been provided that the concrete breezeblock building, assessed as having negligible to low potential to support roosting bats, has been demolished. The requested dusk emergence survey for bats had not been undertaken prior to demolition. As the building had potential to support roosting bats, demolition could have impacted a protected species. If bats had been roosting in the building at the time of demolition, there would have been legal implications and appropriate ecological surveys are expected to be undertaken in line with UK legislation. As presence of bats could not be proven prior to determination, further surveys will not be required at this time.

A condition could be attached to ensure that the recommendations included within the Preliminary Ecological Appraisal (PEA) report (Aspect Ecology, December 2021) are strictly adhered to. If external lighting is proposed, a condition shall be attached requiring a lighting strategy scheme detailing location and specification of the lighting supported by contouring plans demonstrating any light spill into adjacent habitats. This plan should be completed in conjunction with advice from the ecologist. A further condition shall be attached requiring a plan indicating the location of ecological enhancement features as recommended in the Preliminary Ecological Appraisal (PEA) report (Aspect Ecology, December 2021). Subject to these conditions, the scheme is considered to preserve existing biodiversity and to provide a biodiversity net gain, in accordance with policy SD9 of the JCS and policies NAT1 and NAT3 of the TBLP.

Archaeology

It is noted that the County Archaeologist explained that the site is located in close proximity (c. 60m distant) to a site known to have been occupied by an Iron Age settlement. This was discovered by archaeological geophysical survey and trial trenching in 2015 and a condition requiring archaeological mitigation was in consequence added to permission 16/00336/OUT, where the fieldwork phase of the required work has recently been completed. Ground works required for development at this location may therefore have an adverse impact on archaeological remains relating to prehistoric settlement.

Due to the small scale of the currently proposed development, officers agree that it would not be proportionate to ask an applicant to provide pre-determination archaeological reports but if the scheme were acceptable a condition would be attached, requiring the archaeological monitoring of ground works required for the construction of this scheme, so that any significant archaeological remains revealed during the development can be recorded. Subject to this condition, the scheme is compliant with policy HER4 of the TBLP.

Community Infrastructure Levy (CIL)

The development is CIL liable because it creates new dwelling(s). The applicant is claiming self-build exemption from CIL. The relevant CIL forms have been submitted.

Conclusion

It is considered that the proposal would accord with relevant policies as outlined above. Therefore, it is recommended that planning permission be granted subject to the following conditions:

CONDITIONS

1. The development for which permission is hereby granted shall not be begun before detailed plans thereof showing the appearance of the dwelling and the landscaping of the site (hereinafter called "the reserved matters") have been submitted to and approved by the Local Planning Authority.

Reason - This permission is in outline only and further details of the reserved matters are required to ensure satisfactory development.

2. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason - In accordance with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be carried out in accordance with the following plan references:

105 and 106 received 7th January 2025.

201 (REV B) received 15th November 2024.

001 received 11th November 2024.

002, 103-A and 104 received 27th February 2024.

11044 TCP02 received 28th March 2022.

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.

4. The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall include precise details and/or samples of all walling and roofing materials to be used externally, and all surface materials within their curtilages, proposed to be used. Development shall be carried out in accordance with the approved details/samples.

Reason: In the interests of the visual amenity of the area and the amenities of the occupiers of neighbouring properties.

5. The timber cladding used in the construction of the development hereby permitted shall not be treated in any way and shall be left to weather and silver naturally.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and surrounding buildings in the interests of visual amenity.

6. The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall include a plan indicating the positions, design, materials and type of all boundary treatments to be erected to the boundaries of the proposed dwelling. The boundary treatments shall be completed in accordance with the approved plan/details before the dwelling is occupied.

Reason: In the interests of the visual amenity of the area and the amenities of the occupiers of neighbouring properties.

7. The details to be submitted for the approval of Reserved Matters pursuant to Condition 1 shall include a detailed plan, showing the levels of the existing site, the proposed levels of the site, the proposed slab levels of the dwelling approved and a datum point outside of the site, shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure neighbouring amenity is not impacted and to ensure that there are no adverse impacts on the character and appearance of the area.

8. The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall include full drainage details. The information submitted shall be in accordance with the principles set out in the approved drainage strategy. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The SuDS Manual, CIRIA C753 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development.

9. The details of landscaping to be submitted for the approval of Reserved Matters pursuant to Condition 1 shall include a landscape scheme for the whole site. The submitted design shall include the proposed new landscaping scheme on scaled drawings accompanied by a written specification clearly providing full details of proposed tree and hedgerow planting to include location, species, sizes, densities and planting numbers. Development shall be carried out in accordance with the approved details. The submitted drawings shall also include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and which are to be removed and how those to be retained. The development shall be carried out in accordance with the approved details.

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

10. The details of landscaping to be submitted for the approval of Reserved Matters pursuant to Condition 1 shall include full details regarding adequate measures to protect trees and hedgerows.

This shall include:

A. 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).

B. 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 to existing trees which are to be retained, in the interests of the character and amenities of the area.

11. All planting, seeding or turfing in the approval of reserved matters for landscaping shall be carried out no later than the first planting and seeding season following the first occupation of the dwelling or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory and well-planned development and to preserve and enhance the quality of the environment.

12. 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

13. The development shall be undertaken in accordance with the recommendations included within the Preliminary Ecological Appraisal (Aspect Ecology December 2021).

Reason: In order to protect ecology and biodiversity

14. No external lighting shall be installed until a lighting strategy scheme detailing location and specification of the lighting supported by contouring plans demonstrating any light spill into adjacent habitats has first been submitted to and agreed in writing by the Local Planning Authority. This plan should be prepared in conjunction with advice from the project ecologist. Any lighting installed shall be in accordance with the approved details and thereafter similarly maintained.

Reason: To ensure that the scheme does not adversely impact protected species.

15. No works above slab level shall take place until a plan indicating the location of ecological enhancement features set out within the Preliminary Ecological Appraisal (PEA) (Aspect Ecology, December 2021) (including, but not limited to, a minimum of two bat boxes and one bird box) have been submitted to and approved in writing by the Local Planning Authority. The enhancements shall be installed in accordance with the approved details prior to the first occupation of then dwelling hereby permitted.

Reason: To ensure that the scheme does not adversely impact protected species.

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

Reason: To ensure that the nature conservation interest of the site is preserved.

17. The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on the approved drawings pursuant to Condition 3.

Reason: To ensure conformity with submitted Highways details.

18. The development hereby approved shall not be occupied until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 56 metres west and 41 metres east measured along the nearside edge of the adjoining carriageway and offset a distance of 0.5 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety.

19. The Development hereby approved shall not be brought into use until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level.

Reason: To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

20. The Development occupation hereby approved is on the basis access gates are kept set back 5 metres or greater from the adjoining carriageway edge and made to open inwards only.

Reason: In the interests of highway safety.

21. The vehicular access hereby permitted shall not be brought into use for the proposed development until the existing vehicular north field access to the site has been permanently closed in accordance with details to be submitted to and agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of highway safety.

22. Prior to commencement of the development hereby permitted details of a construction management plan shall be prepared and available to stakeholders and the Local Planning Authority. Details shall be adhered to throughout the demolition/construction period including but not be restricted to:

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

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

Informatives:

1. 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.

2. The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

3. Vehicular Access The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access may require the extension of 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 Infor514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk.

4. Impact on the highway network during construction 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 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.

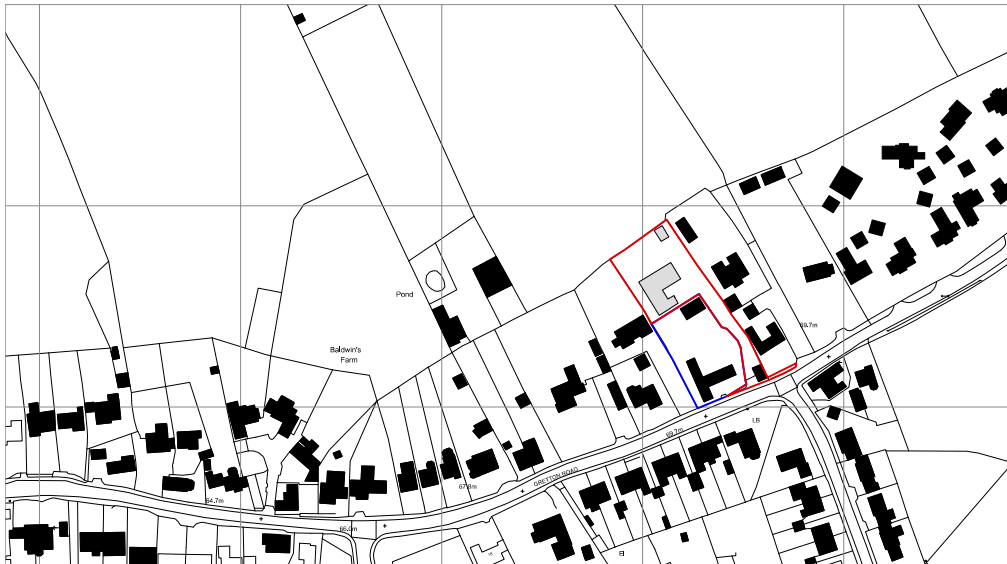
5. No Drainage to Discharge to Highway Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

6. The applicant's attention is drawn to the need to ensure that the provision of the visibility splay(s) required by this consent is safeguarded in any sale of the application site or part(s) thereof.

7. It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says: Constructors should give utmost consideration to their impact on neighbours and the public • Informing, respecting and showing courtesy to those affected by the work; • Minimising the impact of deliveries, parking and work on the public highway; • Contributing to and supporting the local community and economy; and • Working to create a positive and enduring impression, and promoting the Code. Details should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues. Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

8. The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which allows the Highway Authority to recover additional costs of road maintenance due to damage by extraordinary traffic. Before any work is commenced upon the development hereby approved representatives of Gloucestershire County Council, as the Highway Authority and the applicant, shall carry out a joint road survey/inspection on the roads leading to this site. Any highlighted defects shall be rectified to the specification and satisfaction of the Highway Authority before work is commenced on the development hereby approved. A further joint survey/inspection shall be undertaken following completion of development hereby approved and any necessary remedial works shall be completed to the specification and satisfaction of the Highway Authority within 1 month or other agreed timescale.

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A		11/11/2024	Redline boundary amended
No.	Date	By	Revision Notes
Thomas Studio The Glass Box Fownhope Herefordshire HR1 4NX T 01747478079 E gary@thomasstudio.co.uk www.thomasstudio.co.uk			
Client Susie & Mark Evans			
Project Title Mews House, 53 Gretton Road			
Sheet Title Location Plan			
Project ID:		266	
Drawn By:	Scale:		1:1250
Approved By:	GT	Sheet No.:	001
Date:	04/03/2022		0





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Key
01 proposed mews house
02 shared driveway
03 existing access
04 Gretton Road

A 06/11/2024 East plot line added

No.	Date	By	Revision Notes
1	06/11/2024		East plot line added

Thomas Studio
The Glass Box
Fosnott
Herefordshire HR1 4NX
T 01747 478079
E garry@thomasstudio.co.uk
www.thomasstudio.co.uk

Client
Susie & Mark Evans

Project Title
Mews House, 53 Gretton Road

Sheet No.
Proposed Access Plan

Project No.
266

Drawn By
GT

Scale
1:200

Sheet No.
201

Date
06/11/2024


1 Proposed Access Plan
Scale: 1:200



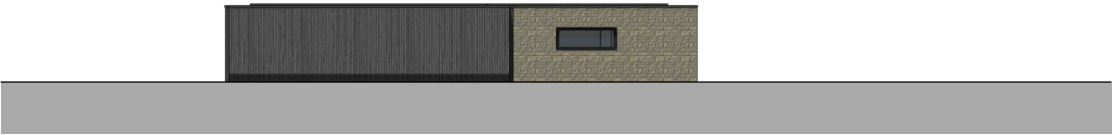
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- Key
- 01 proposed mews house
 - 02 shared driveway
 - 03 existing access
 - 04 Gretton Road

B	12/11/2024			Dim's added
A	06/11/2024			East plot line added
No.	Date	By	Revision Notes	
<div>Thomas Studio</div> <div>The Glass Box</div> <div>Fosnott</div> <div>Herefordshire HR1 4NX</div> <div>01747478079</div> <div>garry@thomasstudio.co.uk</div> <div>www.thomasstudio.co.uk</div>				
				
Sheet				
Susie & Mark Evans				
Project title				
Mews House, 53 Gretton Road				
Sheet title				
Proposed Access Plan				
Project ID			266	
Drawn by		Scale		
GT		1:200		
Date		Sheet No.		
06/11/2024		201		
		_____ of _____		
		0		

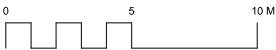
1 Do not scale from this drawing.
2 Any discrepancies to be referred to the Architect.
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1 South Elevation Proposed
Scale: 1:100



2 West Elevation Proposed
Scale: 1:100




No.	Date	By	Revision Notes
<div>Thomas Studio The Glass Box Fownhope Herefordshire HR1 4NX T 01747478079 E garry@thomasstudio.co.uk www.thomasstudio.co.uk</div> <div><div>Susie & Mark Evans</div><div>Mews House, 53 Gretton Road</div><div>Elevations 01 Proposed</div><div>266</div><div>1:100</div><div>GT</div><div>105</div><div>07/01/2025</div><div>0</div></div>			



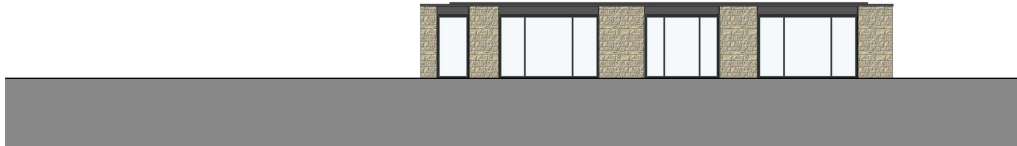
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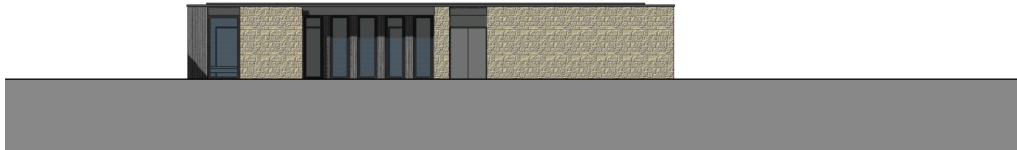
- Key
- 01 proposed mews house
 - 02 shared driveway
 - 03 existing access
 - 04 Gretton Road

B	12/11/2024			Dim's added
A	06/11/2024			East plot line added
No.	Date	By	Revision Notes	
<div>Thomas Studio</div> <div>The Glass Box</div> <div>Fosnott</div> <div>Herefordshire HR1 4NX</div> <div>01747478079</div> <div>garry@thomasstudio.co.uk</div> <div>www.thomasstudio.co.uk</div>				
				
Sheet				
Susie & Mark Evans				
Project title				
Mews House, 53 Gretton Road				
Sheet title				
Proposed Access Plan				
Project ID			266	
Drawn by		Scale		1:200
Approved by		Sheet No.		201
Date		06/11/2024		

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1 **North Elevation Proposed**
Scale: 1:100



2 **East Elevation Proposed**
Scale: 1:100

No.	Date	By	Revision Notes
Thomas Studio The Glass Box Fownhope Herefordshire HR1 4NX T 01747478079 E garry@thomasstudio.co.uk www.thomasstudio.co.uk			
			
Client Susie & Mark Evans			
Project Title Mews House, 53 Gretton Road			
Sheet Title Elevations 02 Proposed			
Project ID			266
Drawn By		Scale	
GT		1:100	
Date		Sheet No.	106
07/01/2025			_____ of _____ 0