

An aerial photograph of a large, rectangular garden. The garden is divided into several sections. On the right side, there is a large, well-maintained lawn. In the bottom right corner, a large green trampoline with a black mat and a safety net is visible. Next to it, a white football goal stands on the grass. On the left side of the lawn, there is a smaller, rectangular play area with a blue slide and a small wooden fort-like structure. The garden is bordered by a wooden fence. To the left of the fence, there is a gravel area with various items, including a green shed, a blue tarp, and some wooden planks. The top left corner of the image shows a portion of a house with a red roof and a brick wall. The bottom left corner shows a portion of a house with a white wall and a brick chimney.

Dean
ESTATE AGENTS

Coombs Road
Coleford, Gloucestershire, GL16 8AY
£100,000

Area Map



Ideally positioned within one of Coleford's most well-regarded and popular residential areas, the land enjoys the convenience of being just a short five-minute walk from the town centre, with its range of shops, amenities and services close at hand.



(As Amended)

Town & Country Planning (Permission in Principle) Order 2017
(as amended)

PLANNING REFERENCE NUMBER AND DATE OF APPLICATION
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P0336/25/TDC
27/03/2025

In accordance with their powers under the above Act and Regulations, the Council
as a Local Planning Authority grant

APPROVAL

To the development described below in accordance with the submitted application and its accompanying plan(s), but subject to the conditions stated

Description of Development

Technical Details Consent for the erection of a self-build dwelling following P0746/23/PIP.

Address

29 Coombs Road Coleford Gloucestershire
Coleford Parish

CONDITIONS ATTACHED TO PERMISSION AND THE REASONS FOR THEM:-

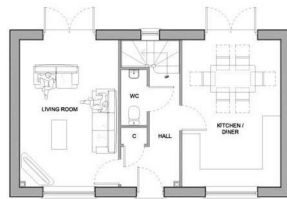
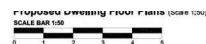
01. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

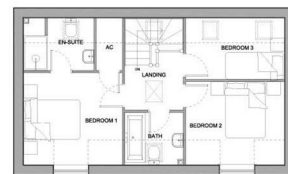
02. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below.

Reason: For the avoidance of doubt and in the interests of proper planning.

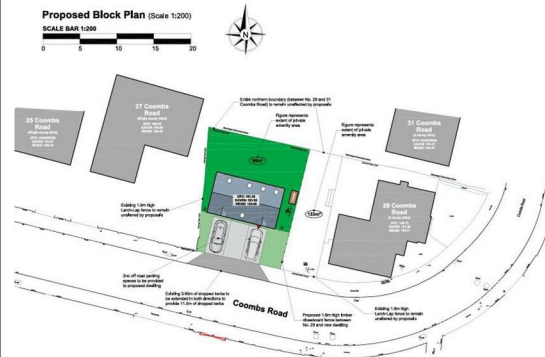
03. Prior to the occupation of the development hereby permitted, the vehicular parking shall be laid out and constructed in accordance with the submitted plans. The vehicular parking shall be provided prior to the occupation of the dwelling; the parking shall thereafter be retained and kept free of obstruction, to be used solely for the parking of vehicles.



Ground Floor Plan



First Floor Plan



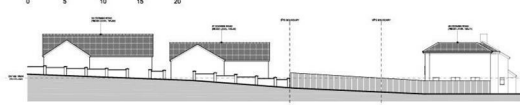
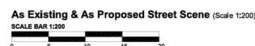
Front Elevation

Side Elevation

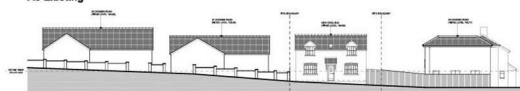


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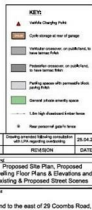
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As Existing



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