

NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of your 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 this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice if you want to appeal against your local authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse planning permission for a householder application or minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Or with any other decision, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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 the Secretary of State 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 any development order and to any directions given under a development order.
- If an Enforcement Notice is served relating to the same or substantially the same land and development as in your application, then you must do so within:
28 days of the date of service of the Enforcement Notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I Part 6 of the Town and Country Planning Act 1990.

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 of the Council.
- Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to permissions constitutes a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.
- Development begun after three years from the date of this permission is unauthorised development in respect of which enforcement action may also be taken.



Forest of Dean
— DISTRICT COUNCIL —

Town and Country Planning Act, 1990 (As Amended)

**Town & Country Planning (Development Management Procedure)
(England) Order 2015**

To: Mr G Rogers
C/o Mr C James
Clyde House
Church Walk
Viney Hill
Lydney
Gloucestershire
GL15 4NY

PLANNING REFERENCE NUMBER AND
DATE OF APPLICATION
P0087/17/FUL
18/01/2017

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

FULL PERMISSION

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

Proposed new dwelling and garages with alterations to existing vehicle access.

Address

Ordnance Cottage Main Road Alvington
Alvington 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 any works above ground level full details including samples of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Sample panels

Dated: 22nd June 2017

IMPORTANT – SEE NOTES OVERLEAF

demonstrating the colour of the masonry, brickwork and mortar, texture, coursing and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panels shall be kept on site for reference until the stonework/brickwork is complete. Development shall be carried out in accordance with the agreed samples.

Reason: To ensure that the new dwelling assimilates into its surroundings, in the interests of safeguarding the character and appearance of the historic environment in accordance with the guidance within the National Planning Policy Framework, the National Planning Practice Guidance, Policy CSP.1 of the Core Strategy and Policy AP.5 of the emerging Allocations Plan.

04. The landscaping scheme shown on the approved plan No. B-2 received on the 18.5.2017 including the integration of the Scots Pine Trees shall be fully implemented not later than the first planting season following the completion of the development. If at any time during the subsequent five years any tree, shrub or hedge forming part of the scheme shall for any reason die, be removed or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Core Strategy Policy CSP.1.

05. The drainage scheme approved, incorporating Sustainable Drainage Systems (SUDS), shall be implemented in accordance with the approved details before the development is occupied, and thereafter permanently maintained as approved.

Reason: To ensure the satisfactory drainage of the development in accordance with Core Strategy Policy CSP.2..

06. The proposed dwelling hereby permitted shall not be occupied until the access, parking spaces turning facilities shown on the approved drawings serving both the existing and proposed new dwelling have been constructed, laid out and provided ready for use. The land so provided shall not thereafter be used for any purpose other than for the parking, turning of vehicles and cycles.

Reason: To ensure satisfactory provision of off street parking and servicing facilities to serve the development, in the interests of road safety and living conditions in accordance with Section 4 of the National Planning Policy Framework and Policy CSP.1 of the Core Strategy.

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 2015, (or any Order revoking or re-enacting that Order with or without modification no further window openings shall be formed on the northeast and southwest elevations of the dwelling hereby permitted.

Reason: To protect the privacy of adjoining properties, in the interests of amenity, and in accordance with Core Strategy Policy CSP.1.

08. Notwithstanding the provisions of Part 1 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, C and E), other than such development or operations indicated on the plans hereby approved, shall be carried out. SEE NOTE: INFORMATION ON GPDO 2015.

Reason: To ensure the satisfactory external appearance of the development in the interests of safeguarding the character and appearance of the rural environment and the open countryside in accordance with Sections 7 and 11 of the National Planning Policy Framework and Policy CSP.1 and CSP.4 of the Core Strategy.

09. The stone boundary wall to the front of the dwelling shall be erected prior to the occupation of the dwelling and constructed in accordance with the approved plans.

Reason: To ensure that the new dwelling assimilates into its surroundings, in the interests of safeguarding the character and appearance of the environment and the conservation area in accordance with the guidance within the National Planning Policy Framework, the National Planning Practice Guidance, Policy CSP.1 of the Core Strategy and Policy AP.5 of the emerging Allocations Plan.

10. The boundary treatments and means of enclosure to the development shall be carried out strictly in accordance with the approved plans and prior to occupation of the development and thereafter permanently retained.

Reason: To ensure that the appearance of the site will be in harmony with the traditional character of development in the area, in accordance with Core Strategy Policy CSP.1.

This permission relates to the following plans:

Drawing(s) Title	No.(s)	Received on:
Existing site plan	A	8 May 2017
Location Plan	B - 2	18 May 2017
Elevations and floor plans	D - 1	8 May 2017
Garage details	E	8 May 2017
Street Scene	C	8 May 2017

NOTE

1. Positive and Proactive Statement

In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, made available detailed published guidance to assist the applicant and published 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. Permitted Development Rights

For clarification under Restriction of Permitted Development Class A of the Town and Country Planning (General Permitted Development) Order 2015, relates to house extensions, Class B relates to roof alterations and additions, Class C relates to other roof alterations and Class E relates to buildings, swimming pools, etc. in the garden.

3. Severn Trent Water advise that there is a public combined sewer located just within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. Under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

P.M. Williams
Strategic Group Manager