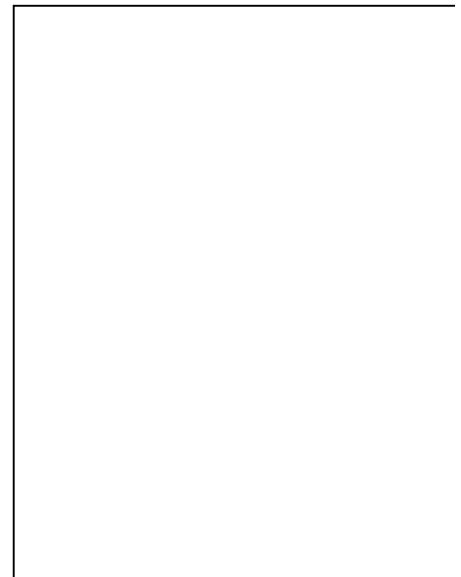


My Ref: 15/01409/PFUL3 (PP-04219419)

Your Ref:



Contact: Miss Jennifer Cole

Email: development.management@nottinghamcity.gov.uk

Development Management
City Planning
Loxley House
Station Street
Nottingham
NG2 3NG

Tel: 0115 8764447
www.nottinghamcity.gov.uk

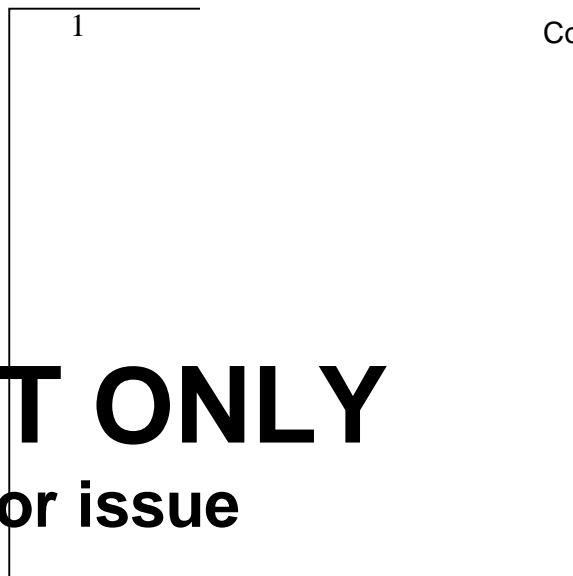
Beck Haynes Associates
FAO: Mr Steve Beck
2A Grange Avenue
Dovecote Lane
Beeston
Nottingham
NG9 1GJ

Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

Application No: 15/01409/PFUL3 (PP-04219419)
Application by: Beck Haynes Associates
Location: 6 Grangewood Road, Nottingham, NG8 2SA
Proposal: Two storey/single storey side extension, first floor side extension, front porch, front bay window with canopy roof, new boundary fence and new vehicular access to Grangewood Road.

Nottingham City Council as Local Planning Authority hereby **GRANTS PLANNING PERMISSION** for the development described in the above application subject to the following conditions:-

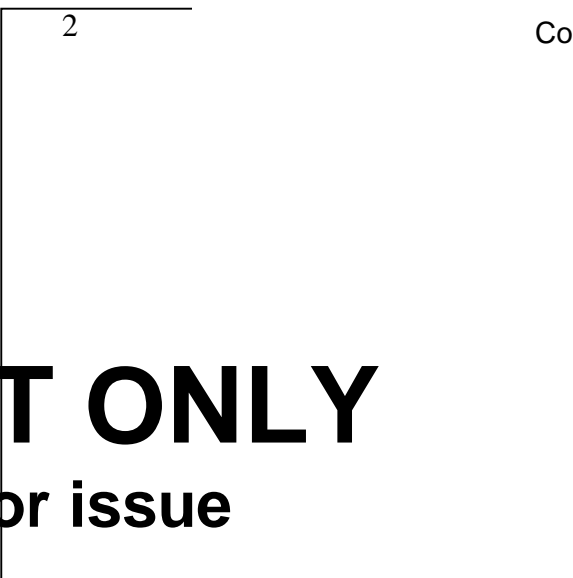


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Time limit
<p>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><i>Reason: In accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>
<p>Pre-commencement conditions (The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)</p>
<p>2. Unless the Local Planning Authority has otherwise agreed in writing to the use of alternative materials, the walls and roof of the extensions hereby permitted shall be constructed of bricks and roof tiles of a colour, size, texture and pattern/bond to match those used in the corresponding elevation of the existing building.</p> <p><i>Reason: To ensure that the appearance of the development is satisfactory to comply with Policy 10 of the Aligned Core Strategy.</i></p>
<p>Pre-occupation conditions (The conditions in this section must be complied with before the development is occupied)</p>
<p>3. No part of the development can be occupied until such time that:: a) the redundant Charlecote Drive vehicular access has been made good with full heightkerb; b) the existing street lighting column has been relocated and; c) a dropped vehicular footway crossing has been constructed on Grangewood Road, all to the satisfaction of the Local Planning Authority.</p> <p><i>Reason: - In the interests of pedestrian safety, to enable vehicles to enter and leave the public highway in a slow and controlled manner and in the interests of general Highway safety, in accordance with policy 10 of the ACS</i></p>
<p>4. The development hereby approved shall not be occupied until the existing garage has been demolished.</p> <p><i>Reason: The retention of the garage and conservatory together with the proposed extensions would cumulatively result in the over intensive development of the site in a manner than would affect the character and appearance of the area and therefore the proposal would not otherwise accord with Policy 10 of the ACS</i></p>
<p>Regulatory/ongoing conditions (Conditions relating to the subsequent use of the development and other regulatory matters)</p>
<p>There are no conditions in this section.</p>



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Standard condition- scope of permission

S1. Except as may be modified by the conditions listed above, the development shall be carried out in complete accordance with the details described in the following drawings/documents:
Drawing reference 1527-03-A1 revision B dated 18 June 2015, received 18 June 2015

Reason: To determine the scope of this permission.

Informatives

1. Planning consent is not consent to work on the highway. To carry out the off-site works on Charlecote Drive and Grangewood Road associated with the planning consent, approval and any required licenses must first be obtained from the Local Highway Authority. Approval will take the form of a Section 278 Agreement and you should contact Highways Network Management on 0115 8765293 to instigate the process. It is strongly recommended that you make contact at the earliest opportunity to allow time for the process to be completed as you will not be permitted to work on the Highway before it is complete. All associated costs will be borne by the developer.

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

Your attention is drawn to the rights of appeal set out on the attached sheet.

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RIGHTS OF APPEAL

Application No: 15/01409/PFUL3 (PP-04219419)

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

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

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

PURCHASE NOTICES

If either the City Council 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 can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

COMPENSATION

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In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.

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