

APPLICATION NO: 14/01099/COU	OFFICER: Miss Chloe Smart
DATE REGISTERED: 27th June 2014	DATE OF EXPIRY: 22nd August 2014
WARD: Prestbury	PARISH: Prestbury
APPLICANT:	Mr Andrew Sullivan
AGENT:	Mr Ron Harrison
LOCATION:	Five Oaks, 81A New Barn Lane, Cheltenham
PROPOSAL:	Retrospective change of use from ancillary garage to use as holiday let accommodation for not more than 42 weeks in any calendar year

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Since the publication of the main officer report an additional condition has been attached to the conditions suggested as part of the recommendation.
- 1.2. Officers consider condition 3 below is necessary to define the permission as submitted by the applicant and to avoid any doubt as to the use of the overall site.
- 1.3. A full list of the suggested conditions and informative has been provided below.

2. CONDITIONS

- 1 The development hereby permitted shall be carried out in accordance with drawing numbers 1099.01, 1099.02A, 1099.03A and 1099.05 received 27th June 2014.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 2 The proposed development shall only be occupied as a holiday unit and shall not be let to any one occupant for more than one month in any one period of 12 months.
Reason: To ensure that the holiday units are not occupied for independent occupation. Planning permission is required for independent occupation and the Local Planning Authority will require a further planning application in accordance with statute.
- 3 The change of use hereby permitted shall remain ancillary to the overall residential use of the dwelling known as 81 A New Barn Lane.
Reason: The use relates to the first floor of the existing structure with the ground floor continuing to be used by 81A New Barn Lane and therefore the Local Planning Authority wishes to have the opportunity of exercising control over any subsequent use.

INFORMATIVES :-

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority

publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.