

PLANNING APPROVAL NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

Approval - Householder Planning

Application No: W/23/00345/HP

Parish: Evesham

Agents Address:

Mr Will Randall
Randall Architectural
15-17 Church Street
Stourbridge
DY8 1LU

Applicants Address:

Mr Jonathan Harvey
19 Collinsfield
Evesham
Worcestershire
WR11 4NQ

Part I – PARTICULARS OF APPLICATION

Statutory Start Date: 27 February 2023

Location: 19 Collinsfield, Evesham, WR11 4NQ

Proposal: Demolition of single-storey extension, replacement with new single storey kitchen extension.

Part II - PARTICULARS OF DECISION

Wychavon District Council hereby give notice that in pursuance of the provisions of the Town and Country Planning Act 1990 that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions (if any):-

CONDITIONS AND REASONS

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

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

2. Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans/drawings/documents –

01234-001 Location Plan

01234-002 Site Plans

01234-003 Existing Floor Plans

01234-004A Proposed Floor Plans

01234-005 Existing Elevations

01234-006A Proposed Elevations

Reason: To define the permission.

3. Prior to the first occupation of the development hereby permitted, the details set out in the submitted Water Management Statement shall be fully implemented and remain thereafter.

Reason: To ensure that an appropriate sustainable drainage system is provided to serve the development in accordance with policy SWDP29 of the South Worcestershire Development Plan 2016.

4. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in type, colour, texture, size, coursing, jointing and pointing to those used in the existing building.

Reason - To ensure that the new materials are in keeping with the surroundings and/or represent quality design in accordance with policy SWDP21 of the South Worcestershire Development Plan.

NOTES TO APPLICANT

1. Positive and Proactive Statement. No problems have arisen in dealing with this application. The planning application sought an acceptable form of development consistent with the requirements of relevant policies and material considerations. No amendments or alterations were therefore required and no further positive or proactive action was deemed necessary.
2. Buildings, and particularly roofs and the spaces underneath them, are frequently used as roosting sites by bats. Bats and their 'roost' sites are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats & Species Regulations 2017 (as amended), the latter of which deems them a European Protected Species. It is a criminal offence to deliberately kill or injure a bat, disturb a bat in its roost or deliberately disturb a group of bats, damage or destroy a roost (even if bats are not occupying the roost at the time) or obstruct an entrance to a roost. - Any removal of roofing material shall be carried out carefully by hand. If bats or any sign of bats such as an accumulation of droppings are encountered at any stage of work, work must cease immediately and advice sought from an appropriately licenced bat ecologist on how to proceed lawfully. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Signed:



Head of Development Management

Date: 13 April 2023

Note: - This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. **In particular this permission is not a Building Regulation Approval. Advice should be sought from the South Worcestershire Building Control on 01684 862223 to ascertain if approval is required under the Building Regulations for the proposed development. Failure to make a Building Regulations application, if required, prior to work commencing on site is an offence under Section 35 of the Building Act 1984 and may result in the authority taking further action.**