

Town Planning Decision Notice

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (General Development Procedure) Order 1995

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application No: 7-2008-22208-B

Location of Development:
18-20 Gardens View

Description of Development:
Alterations, use of H.M.O (No. 18) as guest house to be used as an extension to existing guest house at No.20 Gardens View and formation of 2 balconies and provision of bin and cycle stores

In pursuance of their powers under the above mentioned Act, The Borough Planning Authority, **HEREBY GRANT PLANNING PERMISSION** for the development described above in accordance with the details given in the application numbered above,

Subject to the following standard condition:

- a) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act, 1990.

and to the following condition(s):

1. Notwithstanding the details included on the application the materials and colours to be used in the construction of the external surfaces of the extension hereby permitted shall match the elevation(s) to which the extension is to be added and work shall be completed prior to occupation of the development.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy 4.19 of the Bournemouth District Wide Local Plan (February 2002).

TO: Mr R Fisher
C.E.D.C.
14 Rowan Road
London
W6 7DU

(Mr & Mrs C Button)

Signed



Head of Planning and Transport

(DEL)

PLEASE REFER TO NOTES ENCLOSED

Dated: 24 July 2008

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2. That the balcony facility serving the owners bedroom 1 at first floor level as located within the rear elevation of the development hereby approved shall not be used until the 1.85m high obscure glazed privacy screen as indicated on drawing B/B08221 has been provided and thereafter retained for the duration of the use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent undue overlooking of the adjoining residential property and in accordance with Policy 4.19 of the Bournemouth District Wide Local Plan (February 2002).

3. That the development hereby approved consisting of the 'owners accommodation' shall be used wholly in association with the main use of the premises as a hotel falling within class C1 of the Use Classes Order 2005 (as amended) and not to be sub let or rented as a separate, or independent entity.

Reason: In order to avoid an undesirable mixed form of development, which would be likely to affect adversely the amenities of the locality and would not accord with the identified interests of the tourism core area and tourism policy in accordance with Policy 4.19,7.3 & 7.4 of the Bournemouth District Wide Local Plan (February 2002).

4. The area identified in hatching on drawing B/B08217B as a manager's office shall be retained for this purpose for the duration of the operation of the Hotel (Class C1) use unless otherwise subject to the prior written agreement of the Local Planning Authority.

Reason: In order to ensure a well managed use that makes a positive contribution to the tourism core in accordance with the provisions of policies 7.3 and 7.4 of the Bournemouth District Wide Local Plan (adopted 2002).

5. The development hereby permitted shall not be brought into use until the access and areas for parking (including the marking out of spaces) on the approved plan have been constructed and surfaced to a specification (a typical cross section of the surfacing is required) to be first approved by the Local Planning Authority, and these shall be retained and kept available for the residents, visitors or staff of the development hereby permitted at all times.

Reason: In the interests of highway safety and in accordance with Policy 8.23 of the Bournemouth District Wide Local Plan (February 2002).

6. The kerb and footway at the access crossing of the highway shall be lowered and reinstated to the specification and satisfaction of the Local Planning Authority prior to the occupation of the building.

Reason: To prevent danger to road users and in accordance with Policy 8.14 of the Bournemouth District Wide Local Plan (February 2002).

7. The development shall not commence until the cycle store indicated on the approved plan has been provided. The store shall make provision for at least 10 cycles. The cycle store should have a lockable door(s) and keys should be made available to users. It should also contain a sufficient number of Sheffield stands, spaced at 1000mm centres, to enable the required number of cycles to be stored and each cycle should be accessible and not obstructed by other cycles in the store. The cycle store shall have internal and external illumination and adequate lighting shall be provided along the route to the store though this should be provided so as not to cause a loss of amenity due to the nature of illumination used. Works shall be carried out in accordance with the agreed details and completed prior to use of the development hereby approved. The cycle store and associated lighting shall thereafter be maintained and kept available for the residents and visitors of the development.

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Reason: In the interests of highway safety, to promote alternative means of transport and in accordance with Policy 8.37 of the Bournemouth District Wide Local Plan (February 2002).

INFORMATIVE NOTE: As a required adjunct of vehicle access closure, the applicant is advised that it will be necessary for the kerb to be raised and the footway (and verge if appropriate) restored. Normally the Highway Authority will undertake this work at the expense of the applicant although on occasion there might be instances where the applicant under supervision can undertake this work. The applicant must contact the Head of Technical Services, Town Hall Annexe, St. Stephen's Road, Bournemouth to initiate the procedure.

INFORMATIVE NOTE: The applicant is advised that in order to avoid contravention of highways' legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.

INFORMATIVE NOTE: The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Normally this work will be undertaken at the expense of the applicant by the Highway Authority although on occasions there might be instances where the applicant under supervision can undertake this work. The applicant must contact the Head of Technical Services, Town Hall Annexe, St. Stephens Road, Bournemouth, to initiate the procedure.

Article 5 of the Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2003

Having regard to the pattern of existing development in the area and relevant provisions of the Development Plan it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are: 4.19, 7.3, 7.4, 8.23 & 8.37.