



Forest of Dean
— DISTRICT COUNCIL —

Town and Country Planning Act, 1990 (As Amended)

To: Mrs J Tweedale
Horseshoe Inn
Brooms Green
Dymock
Glos
GL18 2DP

**PLANNING REFERENCE NUMBER AND
DATE OF APPLICATION**
P1505/09/COU
03/09/2009

In accordance with their powers under the above Act, 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

Change of use of existing public house to a dwelling and erection of a single storey extension
to create three bed and breakfast rooms.

Address

Horseshoe Inn Brooms Green Dymock
Dymock Parish

CONDITIONS ATTACHED TO PERMISSION AND 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 bed and breakfast use, hereby permitted shall be implemented in accordance with Drawings TWE/200/60, TWE/200/61 and TWE/200/63. These commercial areas shall be retained thereafter and not used for residential accommodation for the approved dwelling unit or as independent residential use.

Reason: To ensure that the commercial use of the building is retained to ensure compliance with Policies (R)FBE.1 and (R)FNE.1 of the District Local Plan Review.

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Dated: 11th November 2009

IMPORTANT – SEE NOTES OVERLEAF

03. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no windows/dormer windows or roof lights [other than those expressly authorised by this permission] shall be constructed.

Reason: To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of neighbouring occupiers and to accord with Policy (R)FBE.1 of the District Local Plan Review.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995, (or any Order revoking or re-enacting that Order with or without modification), no window openings shall be formed on the east elevation of the extension hereby permitted without the prior written permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the privacy of adjoining properties, in the interests of amenity, and in accordance with Policies (R)FBE.1 and (R)FNE.1 of the District Local Plan Review.

05. Before the development hereby authorised is brought into use, the car parking and manoeuvring facilities shall be completed in all respects in accordance with the submitted details and shall be similarly maintained thereafter for that purpose.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of highway safety and in accordance with Policy (R)FT.2 of the District Local Plan Review.

06. No development shall commence until proposals for foul and surface water drainage with sufficient details incorporating where appropriate the principle of Sustainable Drainage Systems (SUDS) within the development have been submitted to and approved in writing by the Local Planning Authority. Prior to the use of the approved bed and breakfast accommodation the approved drainage shall be carried out in accordance with the approved details and permanently maintained as such thereafter.

Reason: To ensure the satisfactory drainage of the development and to prevent pollution of adjoining land and the water environment in accordance with Policy (R)FBE.3 of the District Local Plan Review.

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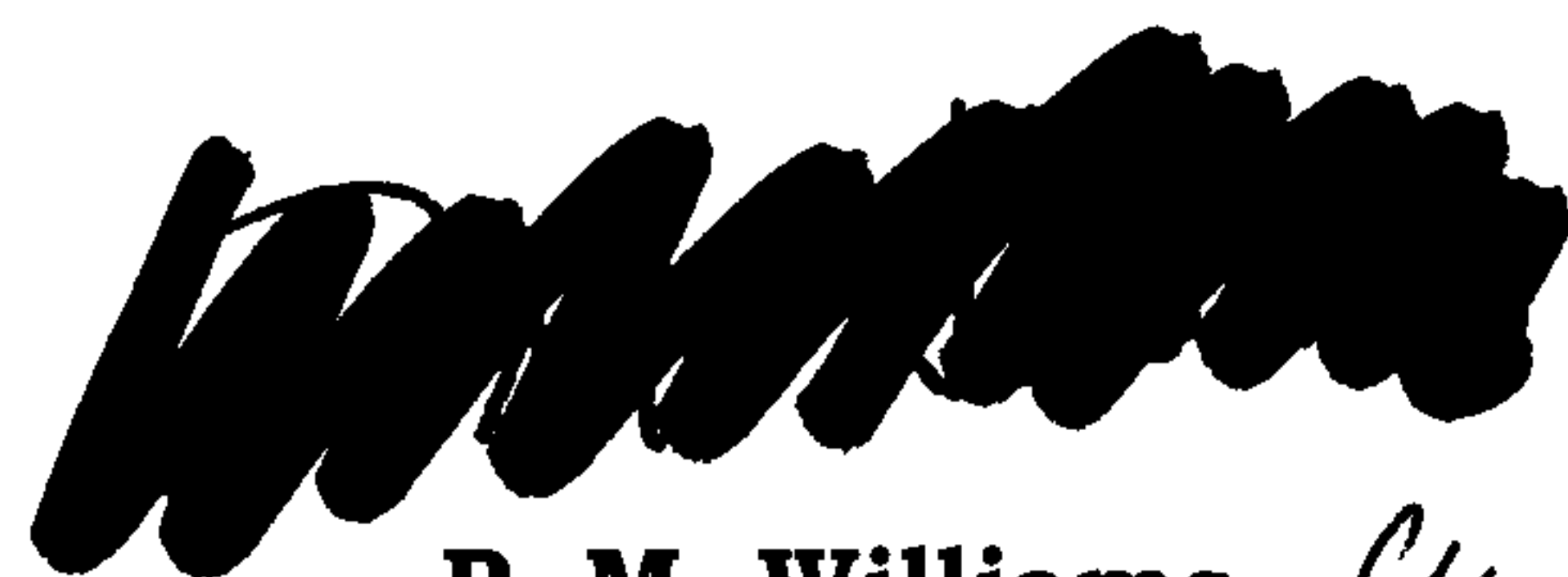
This permission relates to the following plans:

Drawing(s) No.(s)		Received on:
Block plan	TWE/200/29	2 September 2009
Location Plan	UNNUMBERED	2 September 2009
Existing floor plans	TWE/200/28	2 September 2009
Existing elevations	TWE/200/30	2 September 2009
Proposed floor plans	TWE/200/60	2 September 2009
Proposed elevations	TWE/200/61	2 September 2009
Proposed elevations	TWE/200/63	2 September 2009

NOTE

1. The Council's reasons for approval are as follows:

The proposal demonstrates that public house on the site is not viable and that the proposed Bed and Breakfast would not be detrimental to the visual amenities of the surrounding area, neighbours amenities, highway safety and would comply with advice in PPS7 and Policies (R)FTRL.2, (R)FBE.1, (R)FNE.1, (R)FBE.3 and (R)FT.2 of the District Local Plan Review.



P. M. Williams, *cu*
GROUP MANAGER – PLANNING & HOUSING