Coventry City Council

Mr Noel Cryer
Aplan ARCHITECTURAL DESIGN LIMITED
The Hall Rugby Road
WOLSTON
CV8 3FZ

The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

Prior Approval under Part 3 of Schedule 2 (Change of use), Class O

Application No.	**: PAO/2016/3123**
Registered on	**: 20/12/2016**
Applicant	**: Mrs Marie O'Neill**
Re Site at	**: 16a Queens Road**
Proposal	**Prior approval for change of use from use class B1(a) (offices) to C3 (dwellinghouses)**

Further to your proposals for Prior approval for change of use from use class B1(a) (offices) to C3 (dwellinghouses) at the above property, the local planning authority has not received any objections and therefore confirms that **prior approval is not required**.

INFORMATIVES

- For the avoidance of doubt, this decision relates to the following drawings, letters or associated documentation that may have been submitted with the application.

  Location plan
  Existing floor plans 002A
  Existing elevations 003A

Application Number PAO/2016/3123
Despatched on 13/02/2017
DNHPNR (jun13)

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Existing site plan 005A
Proposed site plan 114
Proposed first floor plan 201
Proposed elevations 202

Informatives

Building Regulations

- This is not an approval under the Building Regulations and is subject to due compliance with the Building Regulations, local Acts and Regulations and with all other relevant statutory provisions in force in Coventry and nothing herein contained is to be regarded as dispensing with such compliance beyond the extent herein specified. This determination does not modify or affect any personal or restrictive covenant applying to the land or any right of any person entitled to the benefit thereof.

Party Walls Act

- You are advised that if your proposal involves works covered by the Party Walls etc Act 1996. You are recommended to seek independent advice. Booklets are available from the Planning Advisory Desk & HMSO. Please be aware that if any part of the development (such as foundations, guttering, windows, ventilation systems or pipes etc.) overhangs or encroaches onto land or buildings outside of your ownership; or involves works and / or access to land or buildings outside of your ownership; you will need the owner's permission before undertaking any development. This determination does not override or authorise the breach of any private ownership rights; and any development undertaken without the consent of the landowner and in breach of any private ownership rights could give rise to civil proceedings brought by the owners of those rights.

Protected Species

- A number of European Protected Species are found in Coventry. Please be aware that any development may have implications and / or adverse impact on species and habitats which are protected by the Wildlife & Countryside Act 1981; the Habitat Regulations 1994; the Conservation of Habitats & Species Regulations 2010 and by other European Legislation. The permission given by this notice does not override the protection afforded to these species and their habitats. Please be aware that it is the developers / landowners / contractors responsibility to ensure that any work being carried out will not harm any protected species. (For more

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information on protected species please see http://www.naturalengland.gov.uk)

If evidence of protected species is found, work should stop immediately while Warwickshire Museum Ecology Unit (01926 418074) or Natural England (01453 764450) are contacted for advice on the best way to proceed. If any conditions concerning protected species are attached to this decision you are advised to contact Warwickshire Museum Ecology Unit (01926 418074) or www.warwickshire.gov.uk/museum for advice before commencing development or submitting any necessary discharge of conditions applications.

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