



## Land Whitehill Lane

Drybrook, GL17 9AD

£200,000



Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
 Licence No: 100047474  
 01/02/2022 14:42



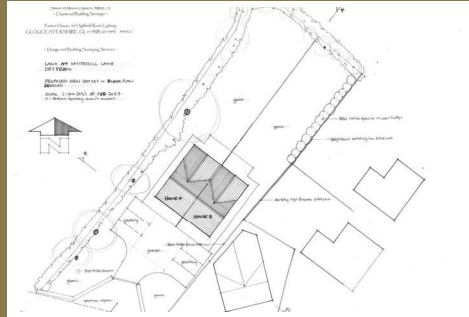
Simon A. Moore-Dixon, MRICS  
 - Chartered Building Designer  
 From: House, 11 Highfield Road, Lydney,  
 GLOUCESTERSHIRE, GL11 1ND, 01594 850331  
**PROPOSED NEW HOUSE - ELEVATIONS & REVISED SCHEDULE**  
 10/04/2021 (REVISED) 10/04/2021 (REVISED)  
 Scale: 1:100 (A4) 02 FEB 2023  
 - Design and Planning Drawing Services -

**\*\*\*BUILDING PLOT WITH FULL PLANNING PERMISSION\*\*\***

Dean Estate Agents are pleased to offer to the market a building plot with full planning permission to erect a pair of semi-detached 3 bedroom houses. Planning Ref: P0041/23/FUL.

Situated on Whitehill Lane in the popular village of Drybrook with its many amenities.

Full details can be viewed on the Forest of Dean website.



**Summary:**

**\*\*\*BUILDING PLOT WITH FULL PLANNING PERMISSION\*\*\***

Dean Estate Agents are pleased to offer to the market a building plot with full planning permission to erect a pair of semi-detached 3 bedroom houses. Planning Ref: P0041/23/FUL. Situated on Whitehill Lane in the popular village of Drybrook with its many amenities.

Full details can be viewed on the Forest of Dean website.

**Consumer Notes:**

Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent

photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

In accordance with their powers under the above Act and Regulations, 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**  
Erection of two dwellings (semi-detached).

**Address**  
**Land Adjoining Whitehill Bungalow Whitehill Lane Drybrook**  
Drybrook Parish

**CONDITIONS ATTACHED TO PERMISSION AND THE 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 development hereby permitted shall be carried out in accordance with the

5.0m back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway. The area of driveway within at least 5.0m of the carriageway edge of the public road shall be surfaced in bound permeable material, and shall be drained and maintained thereafter.

Reason: To reduce potential highway safety impact by ensuring that a safe and suitable access is laid out and constructed that minimises the conflict between pedestrians, cyclists and vehicles in accordance with paragraph 110 and 112 of the National Planning Policy Framework.

10. The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 2 bicycles per dwelling has been made available in accordance with details to be submitted to and approved in writing by the LPA.

Reason: To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 110 of the National Planning Policy Framework.

11. Notwithstanding the provisions of Part 1 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, C, D, E and F), other than such development or operations indicated on the plans hereby approved, shall be carried out. SEE NOTE: INFORMATION ON GPDO 2015.

Reason: The Local Planning Authority wishes to safeguard the character and appearance of the area and would wish to specifically consider the effect of any

hereafter be retained and maintained for their designed purpose in accordance with the approved scheme.

Reason: To provide net gains for biodiversity in accordance with Section 40 of the NERC Act 2006, NPPF Chapter 15 in, particular paragraphs 170 and 174, is clear that in pursuing sustainable development a core principle for planning is achieving net gains for biodiversity. The Governments 25 year Environment Plan, Policies CSP.1 and CSP.2 of the Core Strategy and Policies AP.1, AP.7 and AP.8 of the Allocations Plan.

05. Notwithstanding the submitted details and prior to above ground works a scheme for hard and soft landscaping of the site (incorporating existing flora) and including the means of enclosure and the materials to be used for hard surfacing, shall be submitted to and approved by the Local Planning Authority. The scheme shall include, but not be limited to:

i. A plan showing existing vegetation to be retained and safeguarded during construction.

ii. A landscaping implementation phasing plan, where appropriate.

iii. Detailed planting / sowing specifications including species, size, density spacing, cultivation protection (fencing, staking, guards) and methods of weed control.

iv. Details of surfacing, boundary treatments and landscaping structures including design, location, hedgehog accessibility, size, colour, materials and openings.

Development shall be carried out in accordance with the approved scheme and shall be completed by the end of the next available planting season immediately following the completion of the development or the site being

i. A drawing showing sensitive areas and/or dark corridor safeguarding areas;

ii. Technical description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;

iii. A description of the luminosity of lights and their light colour;

iv. A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;

v. Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)); and

vi. Lighting contour plans both horizontal and vertical where appropriate and taking into account hard landscaping, etc.

All external/internal lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

Reason: To safeguard the character of the countryside and to safeguard bats, in accordance with Policy CSP.1 of the Core Strategy and Policies AP.1 and AP.7 of the Allocations Plan.

07. Prior to the commencement of development hereby permitted a full foul and surface water drainage scheme shall be submitted to the Local Planning Authority for their written approval. The scheme shall include details of the size, position and construction of the drainage scheme. No development shall take place until the written approval of the Local Planning Authority has been obtained. The development shall be carried out in full accordance with the approved details and thereafter maintained as such.

Reason: To ensure the proper provision for surface water drainage and/or to

## Road Map



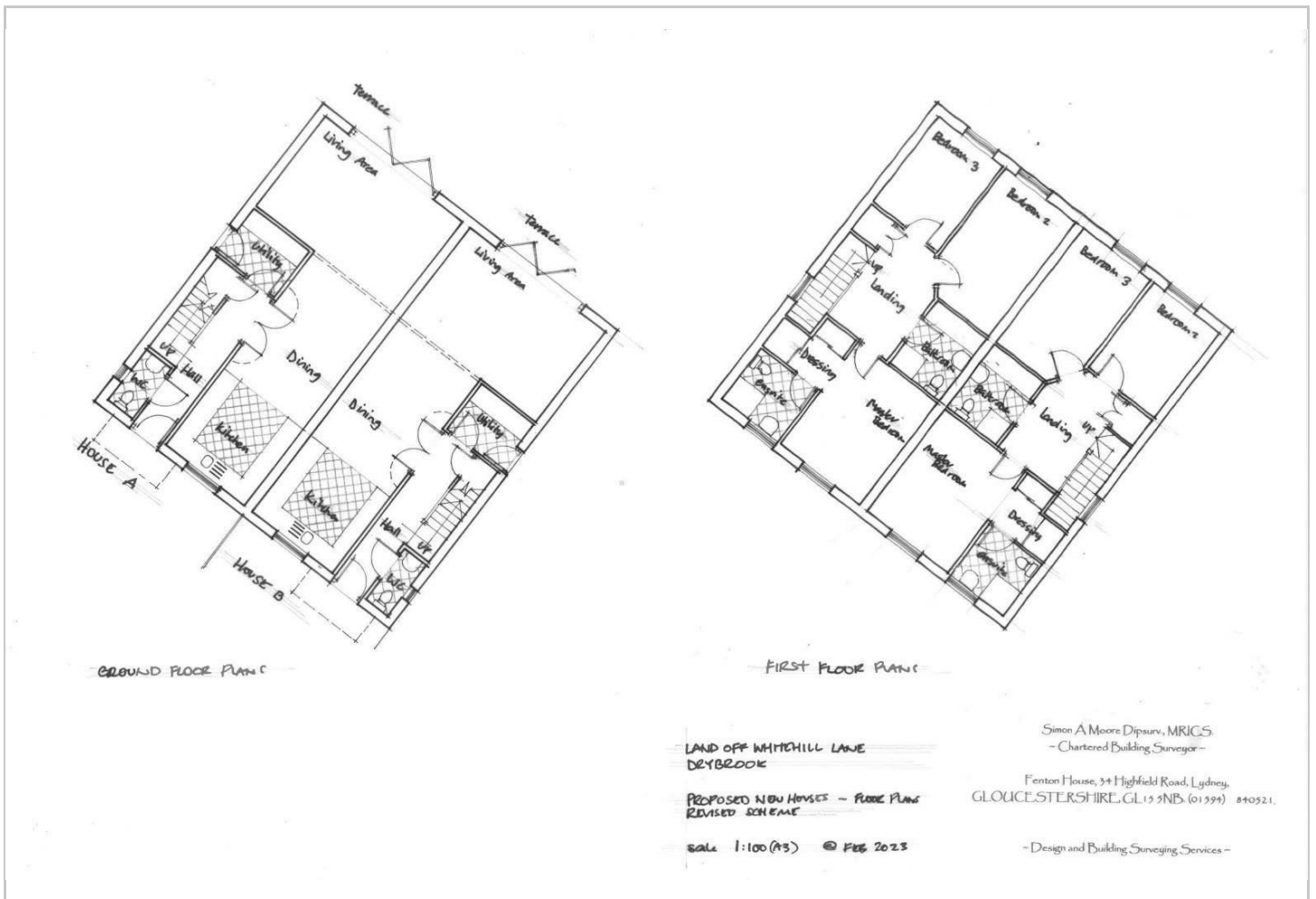
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.