



Appeal Decision

Site visit made on 11 July 2025

by **B Davies MSc FGS CGeol**

an Inspector appointed by the Secretary of State

Decision date: 04 August 2025

Appeal Ref: APP/U1620/W/25/3365620

Sinope Business Centre, 1 Sinope St, Gloucester, Gloucestershire, GL1 4AW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by Howard Francis (Gloucestershire Ethnic Minority Business Association Limited) against the decision of Gloucester City Council.
 - The application Ref is 24/00585/PRIOR.
 - The development proposed is conversion of first and second floor into 3 x 1 bedroom flats.
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Decision

1. The application was to determine if prior approval was required for change of use from commercial, business and service (Use Class E) to mixed use including flats (Use Class C3).
2. The development was described on the application form as '*conversion of Floor 1 and 2 into 1 bedroom flats*'. Although the form says that the proposal would not result in more than two flats, the floor plans showed three flats. The Council therefore advertised the proposal as '*conversion of first and second floor into 3 x 1 bedroom flats*'.
3. The applicant later 'withdrew' the third flat because the minimum floor size could not be met. However, new plans were not submitted and the application was refused on the basis that it did not qualify as permitted development.
4. Amended plans have been submitted at appeal that remove the third flat. However, this is a significantly different proposal to that advertised and the Council has not assessed the new plans. Prejudice could be caused if I were to take them into account.
5. The banner heading reflects the fact that I have approached this appeal as being for the '*conversion of first and second floor into 3 x 1 bedroom flats*', as advertised and described in the decision notice, rather than using the amended description provided at appeal.
6. Prior approval under Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is for conversion to up to two flats. Development to three flats does not qualify.
7. For this reason, the appeal is dismissed.

B Davies

INSPECTOR