

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Ali

Company Name

Address

Address line 1

63 Ryecroft Street

Address line 2

Address line 3

Town/City

Gloucester

County

Gloucestershire

Country

Postcode

GL1 4NA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Site Area

What is the measurement of the site area? (numeric characters only).

385.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

CHANGE OF USE OF OFFICES OF RETAIL/WAREHOUSING INCLUDING RAISING OF ROOF, TWO STOREY SIDE EXENTION WITH AN UNDERPASS TO CREATE 4 X ONE BEDROOM FLATS & 3 X TWO BEDROOM FLATS WITH ASSOCIATED CAR PARKING.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

RETAIL/WAREHOUSING

Is the site currently vacant?

- Yes
- No

If Yes, please describe the last use of the site

RETAIL/WAREHOUSING

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
- No

Land where contamination is suspected for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

Materials

Does the proposed development require any materials to be used externally?

- Yes
- No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Concrete roof tiles

Proposed materials and finishes:

Propose concrete roof tiles

Type:

Walls

Existing materials and finishes:

Brick

Proposed materials and finishes:

White Render

Type:

Windows

Existing materials and finishes:

Upvc & Timber

Proposed materials and finishes:

UPVC

Type:

Doors

Existing materials and finishes:

Upvc & Timber

Proposed materials and finishes:

Upvc

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Design access statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

- Yes
- No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
- No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

4

Total proposed (including spaces retained):

4

Difference in spaces:

0

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

8

Difference in spaces:

8

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
- No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
- No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

YG/437/P1/02

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

B1(a) - Office (other than A2)

Existing gross internal floorspace (square metres):

370

Gross internal floorspace to be lost by change of use or demolition (square metres):

370

Total gross new internal floorspace proposed (including changes of use) (square metres):

0

Net additional gross internal floorspace following development (square metres):

-370

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	370	370	0	-370

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Overall the development of a residential block is acceptable with a reduction in number of units.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

YUSUF

Surname

GIRACH

Declaration Date

15/11/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

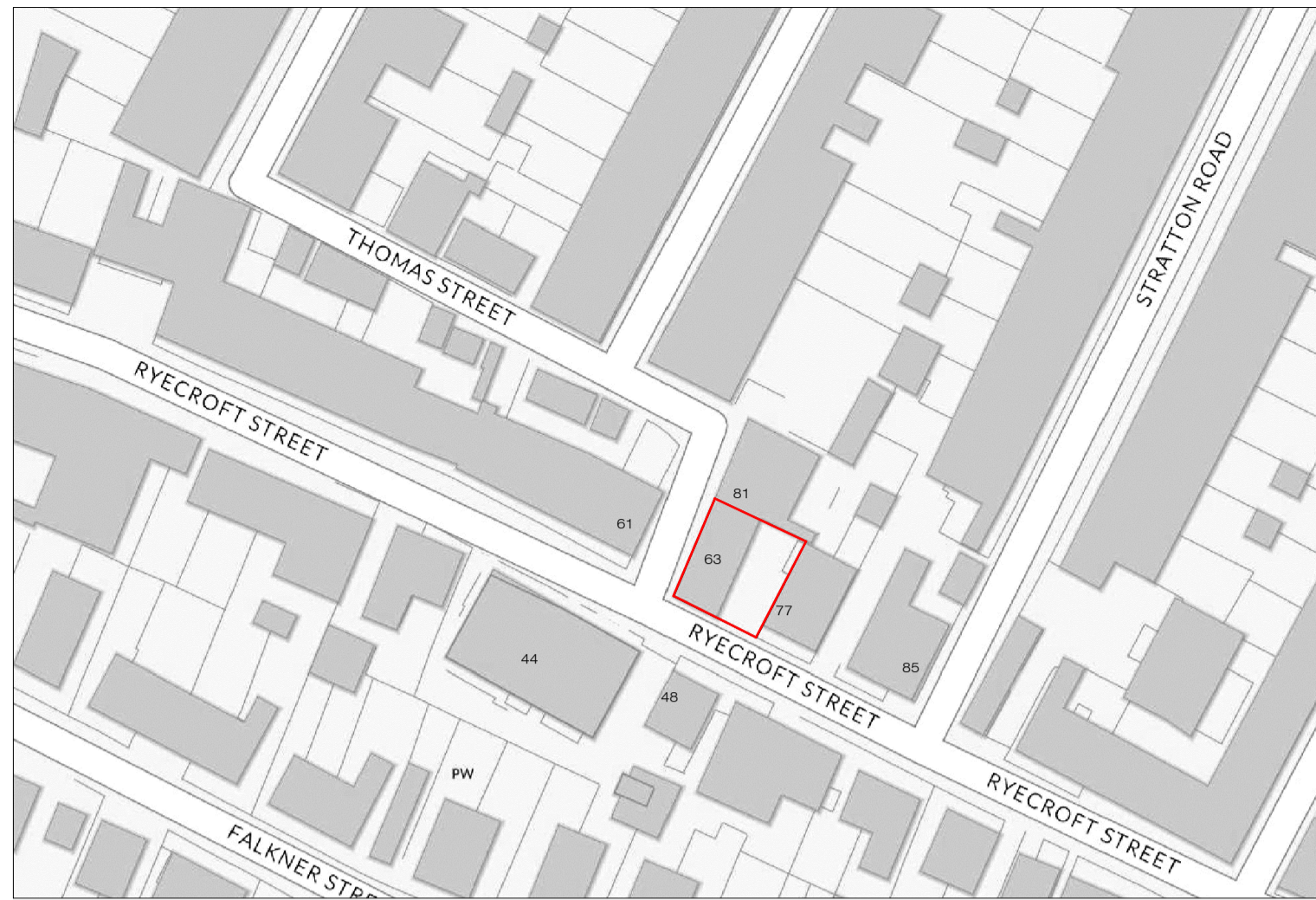
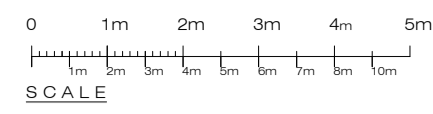
I / We agree to the outlined declaration

Signed

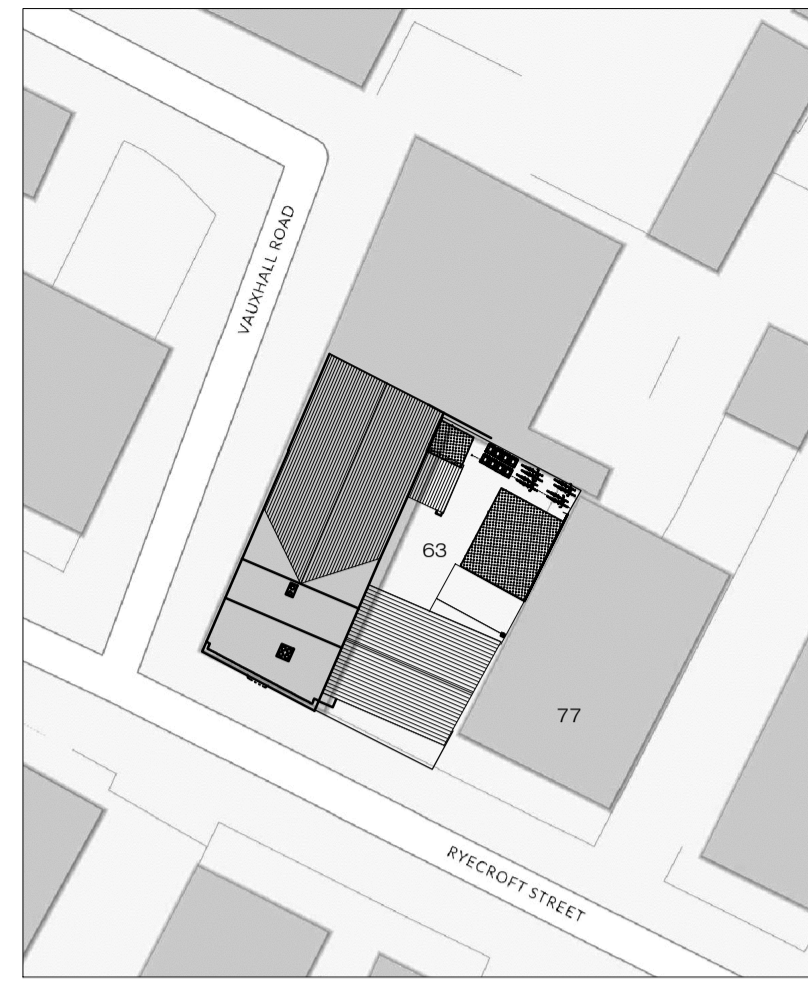
YUSUF GIRACH

Date

15/11/2022



Existing Location Plan
Scale 1:1250



Proposed Site Plan
Scale 1:500

GENERAL NOTES:

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CDM CO-ORDINATOR/ PLANNING SUPERVISOR

WE HEREBY ADVISE YOU THAT YOUR BUILDING PROPOSAL FALLS WITHIN THE SCOPE OF CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (CDM).

UNDER CDM REGULATIONS YOU AS A CLIENT HAVE A LEGAL DUTY TO APPOINT A PLANNING SUPERVISOR WHICH IS A SPECIALIST ROLE TO CO-ORDINATE HEALTH AND SAFETY MATTERS THROUGHOUT THE STAGES OF FEASIBILITY, DESIGN, TENDER AND CONSTRUCTION.

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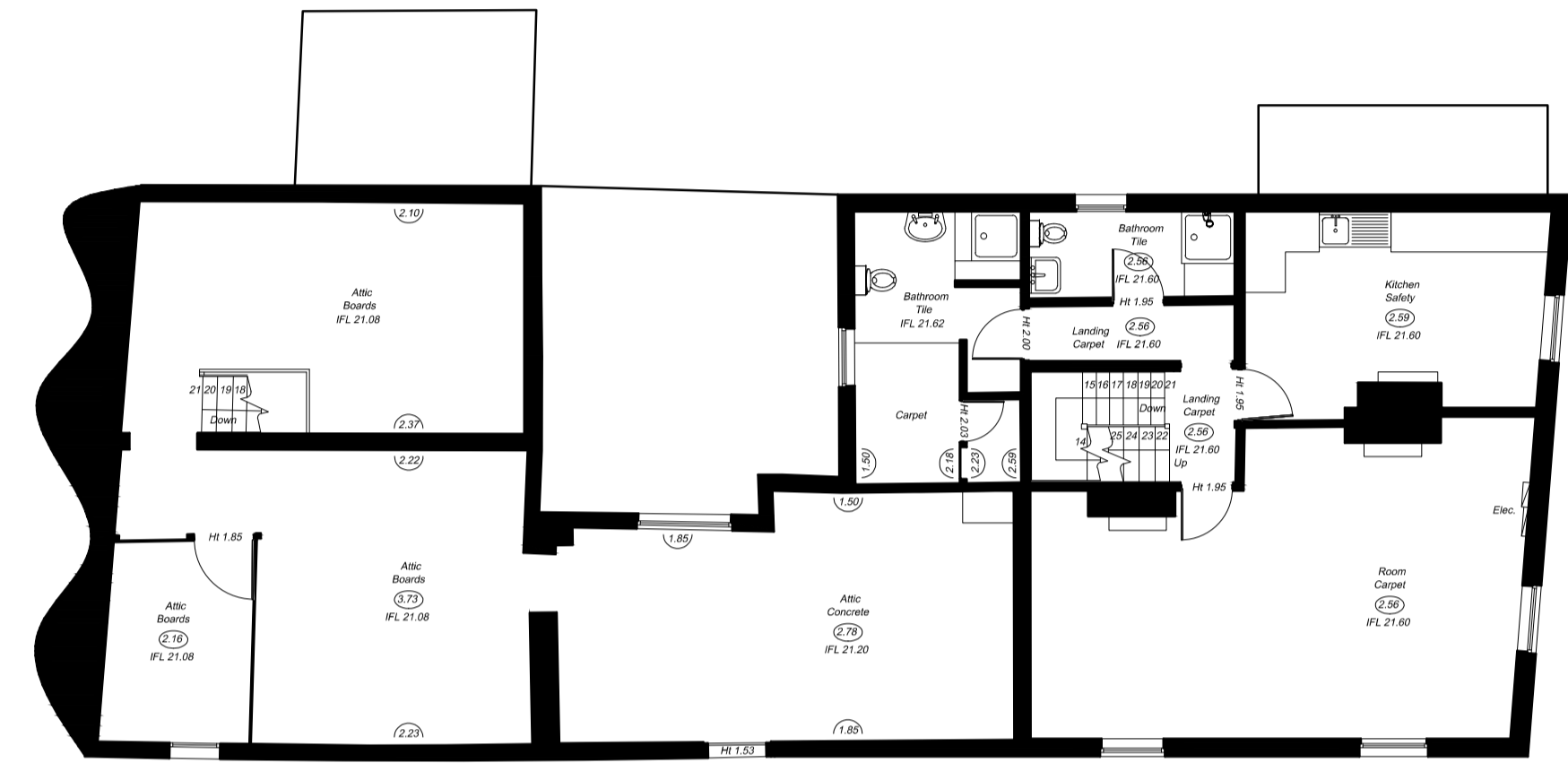
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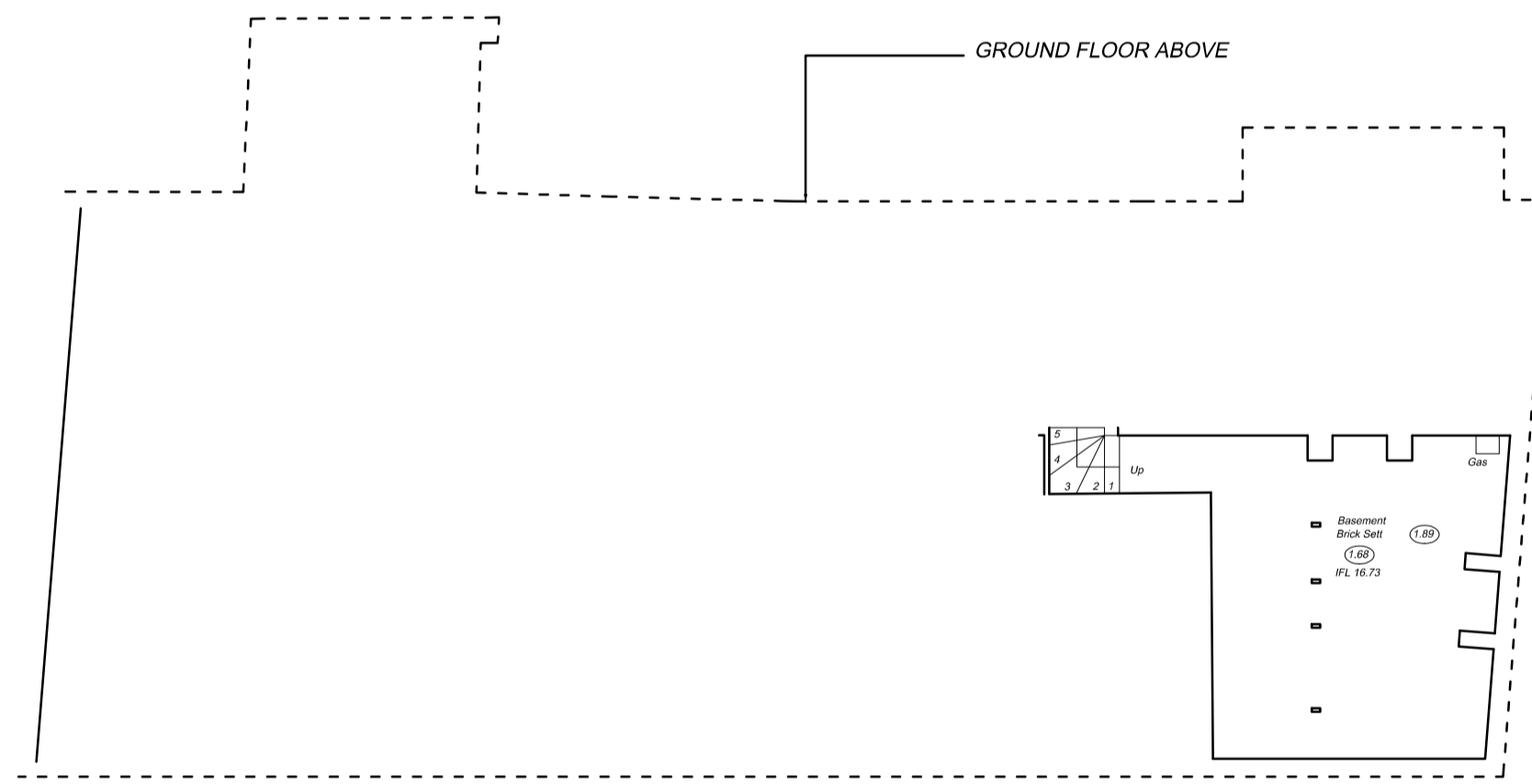
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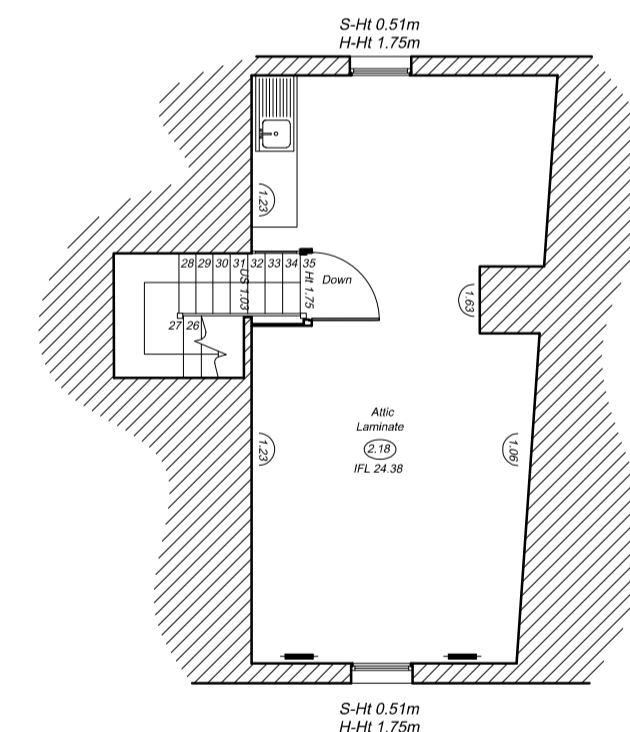
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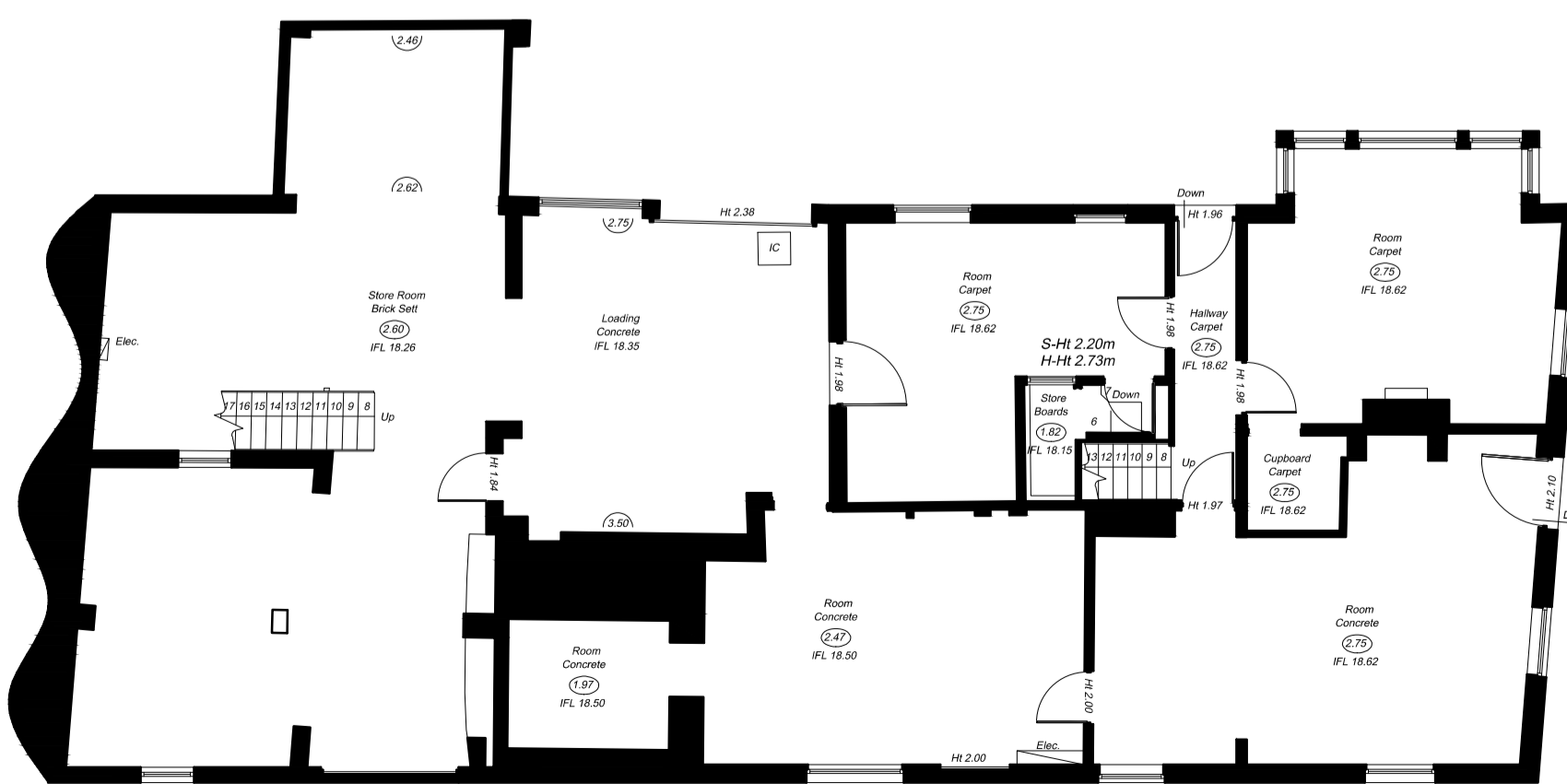
Existing First Floor Plan



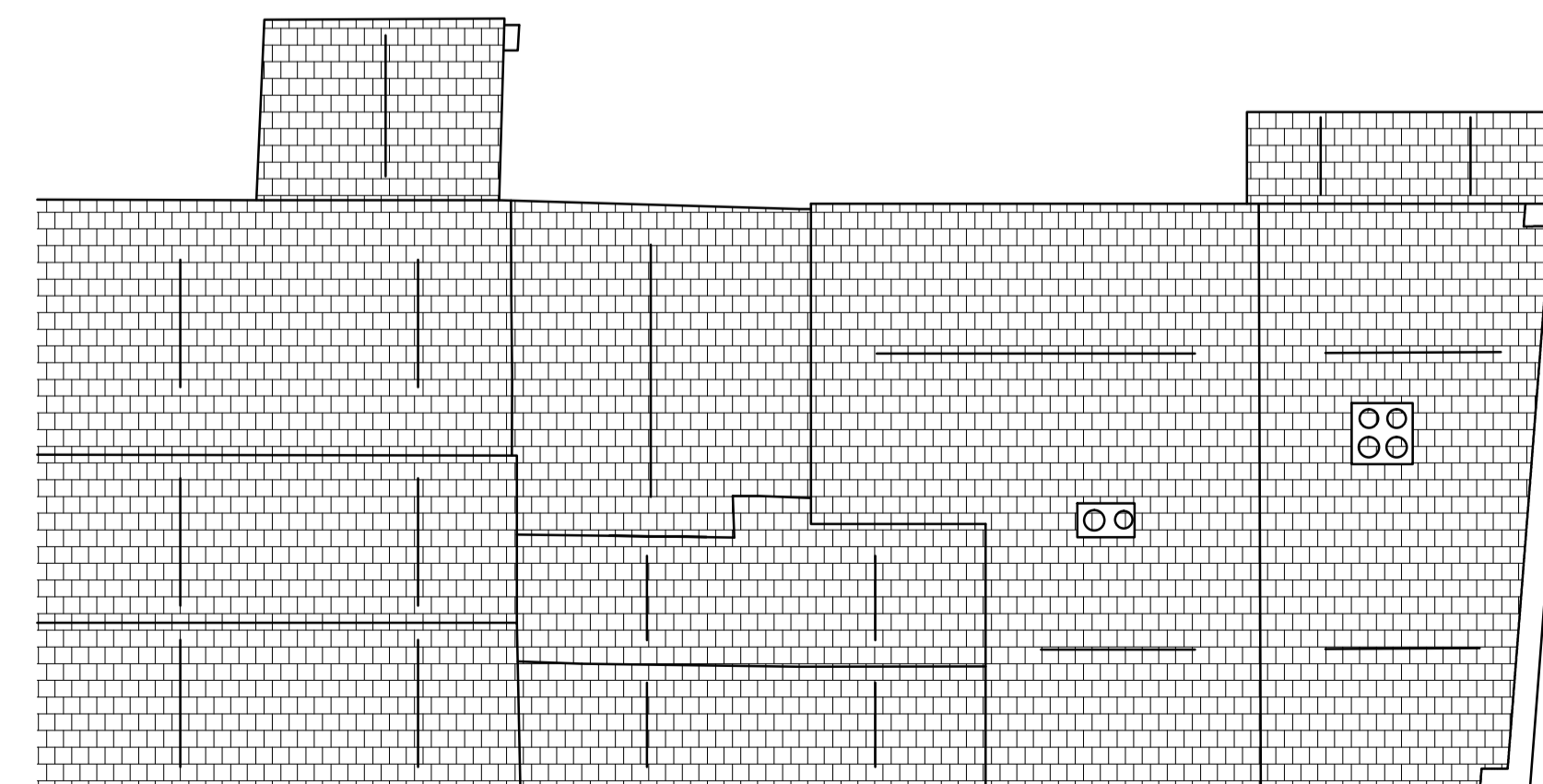
Existing Basement Floor Plan



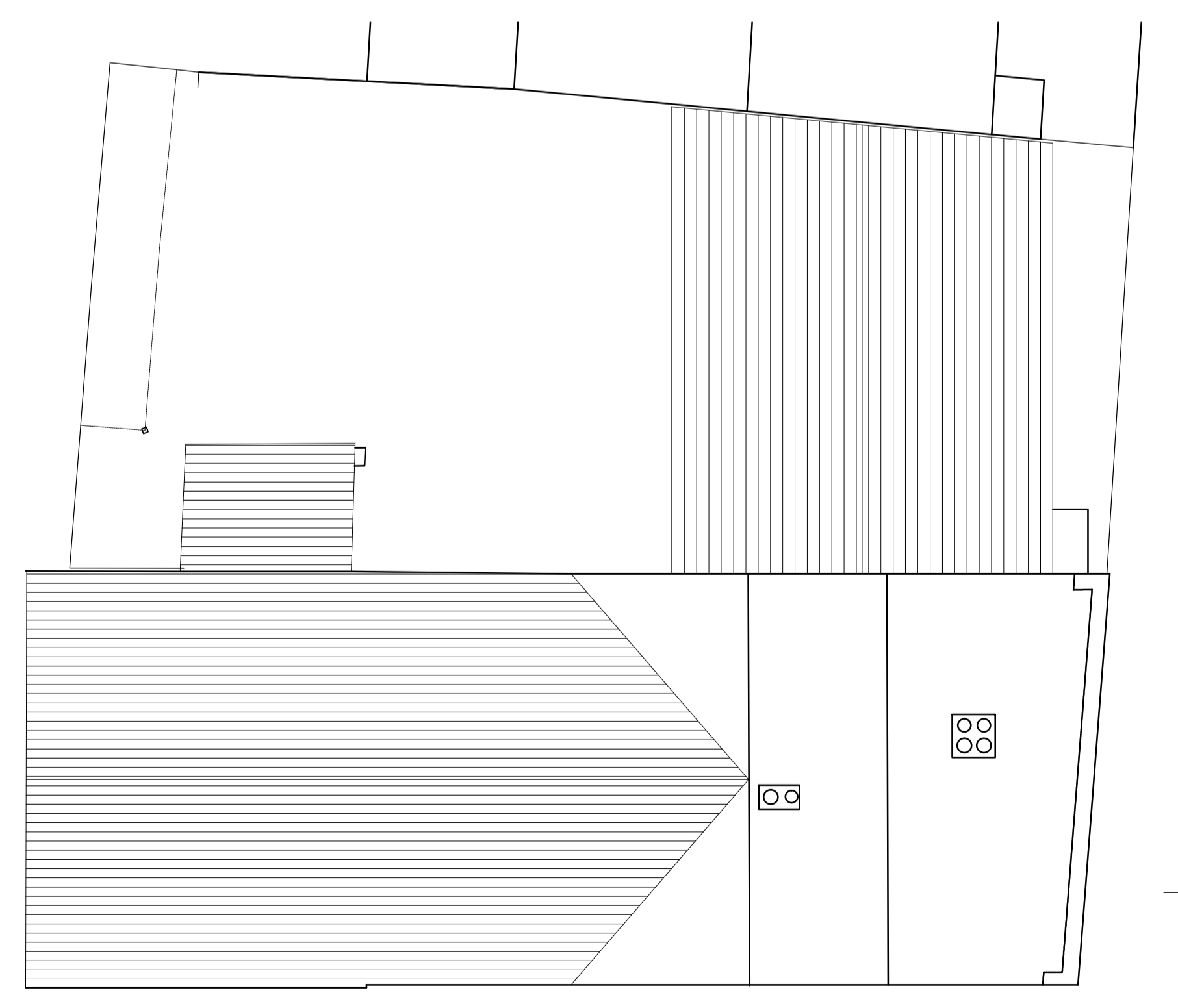
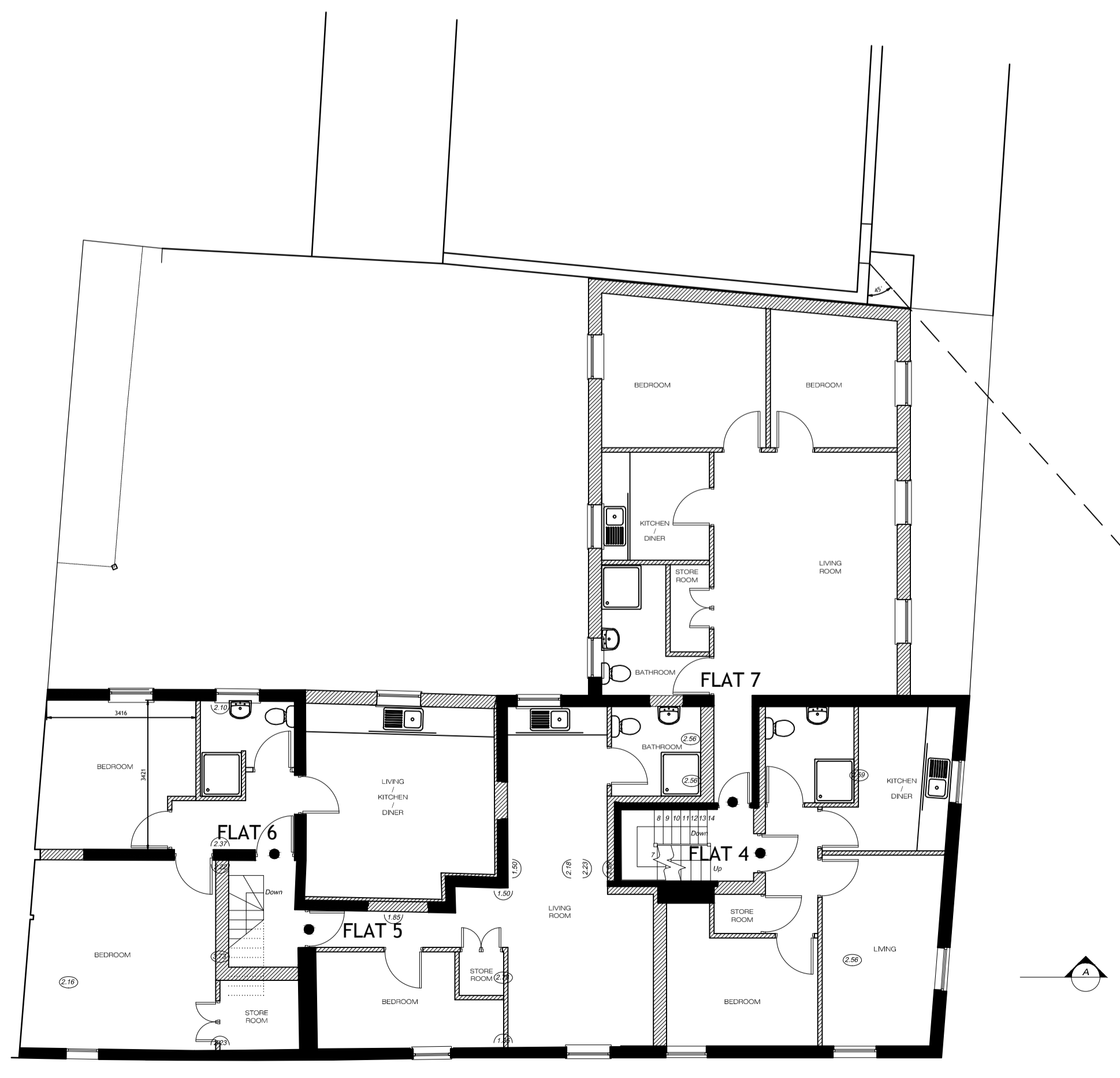
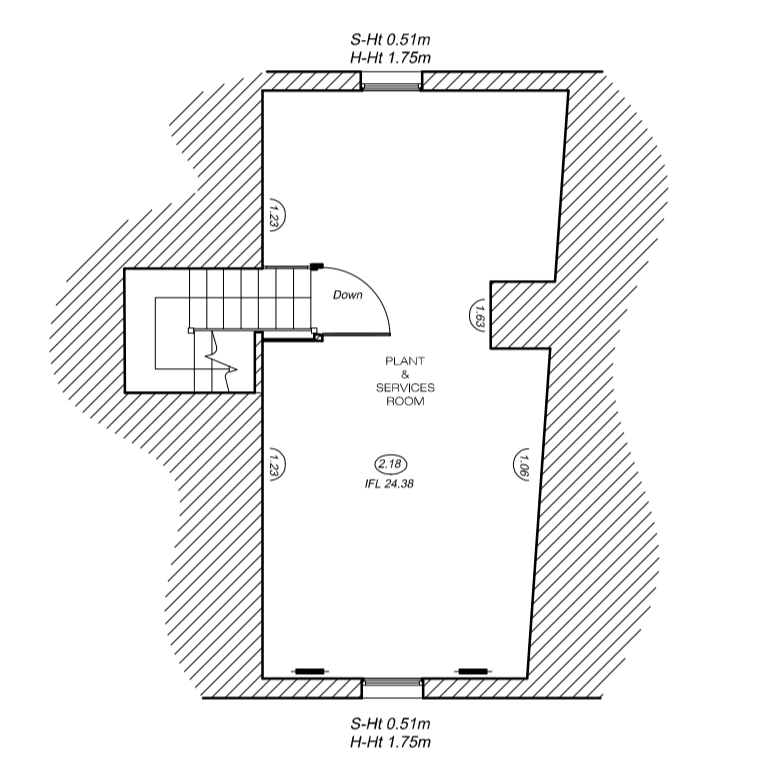
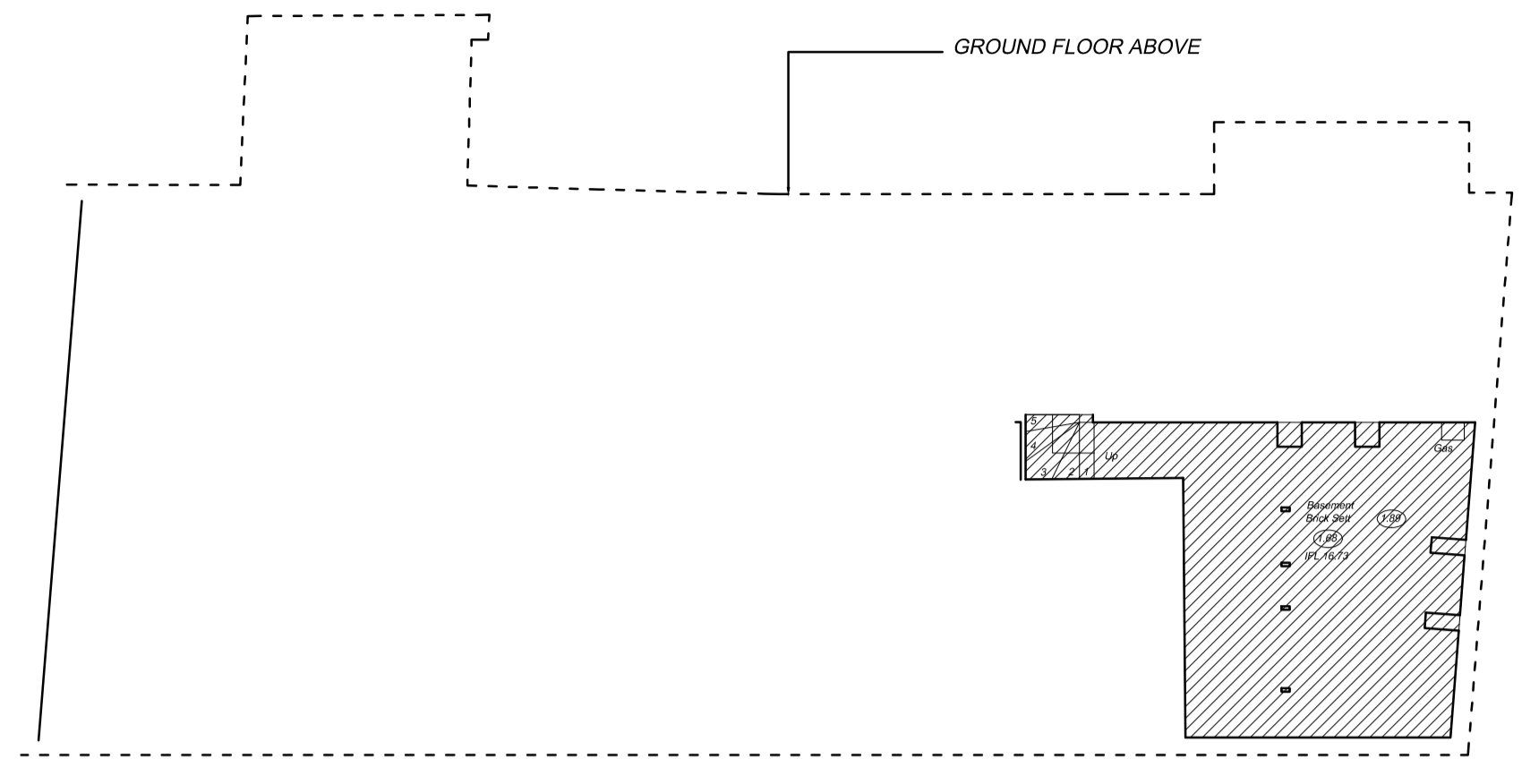
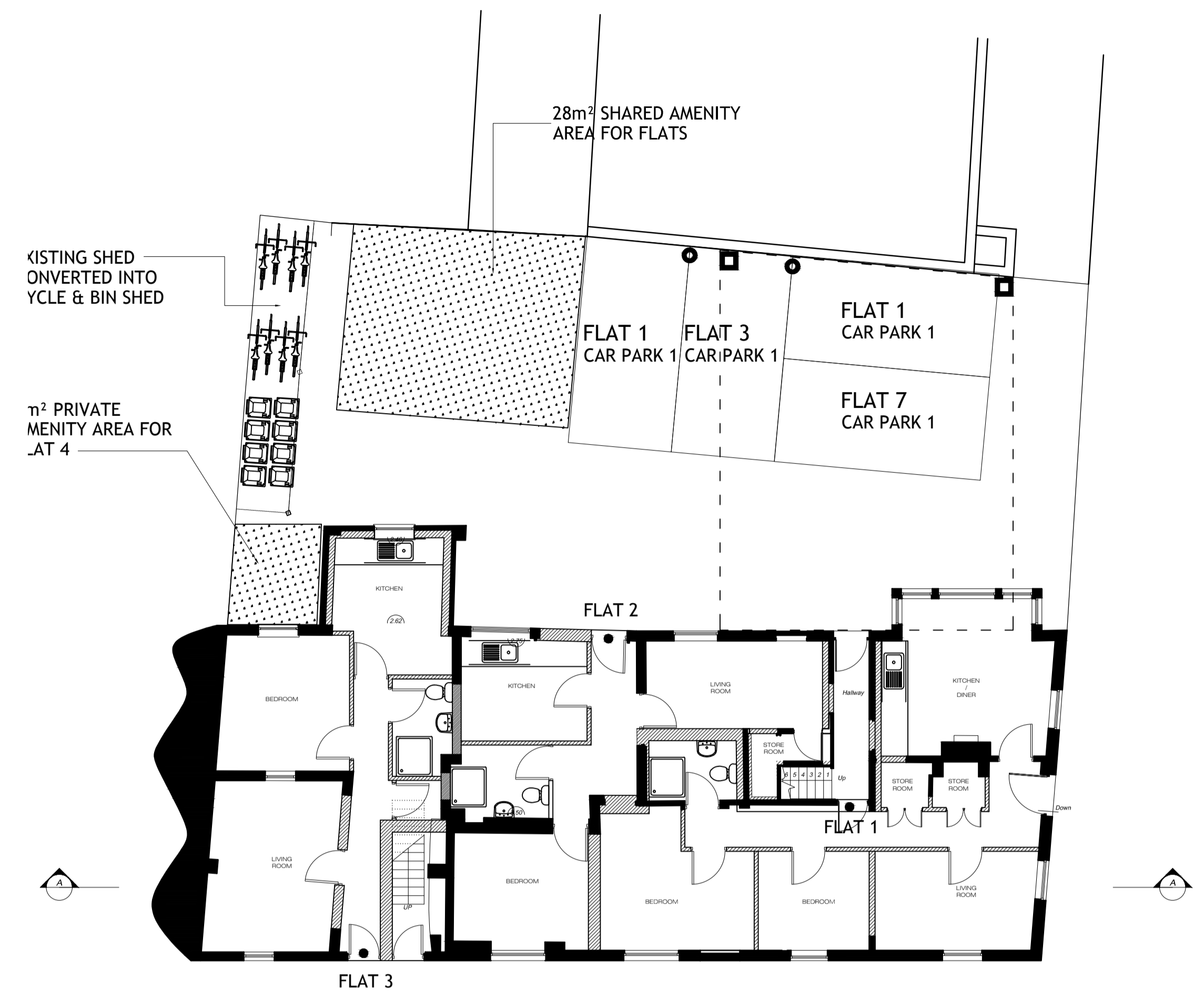
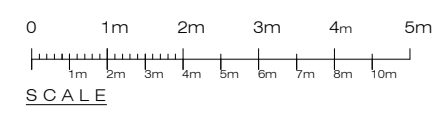
Existing Second Floor Plan



Existing Ground Floor Plan



Existing Roof Plan



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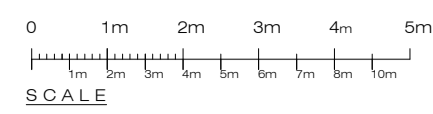
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Y.G Architectural Design Consultants Ltd
109 Colman Road
Lutterworth
LE15 9JL

Client: Mr Z AB
Project: 63 Ryecroft Street
Gloucester
GL1 4NA
Job No: Change of use to apartments
Sheet No: Proposed plans

Job No: 437/P1
Dwg No: 02
Rev: 1:100
Scale: A1
Drawn: YG



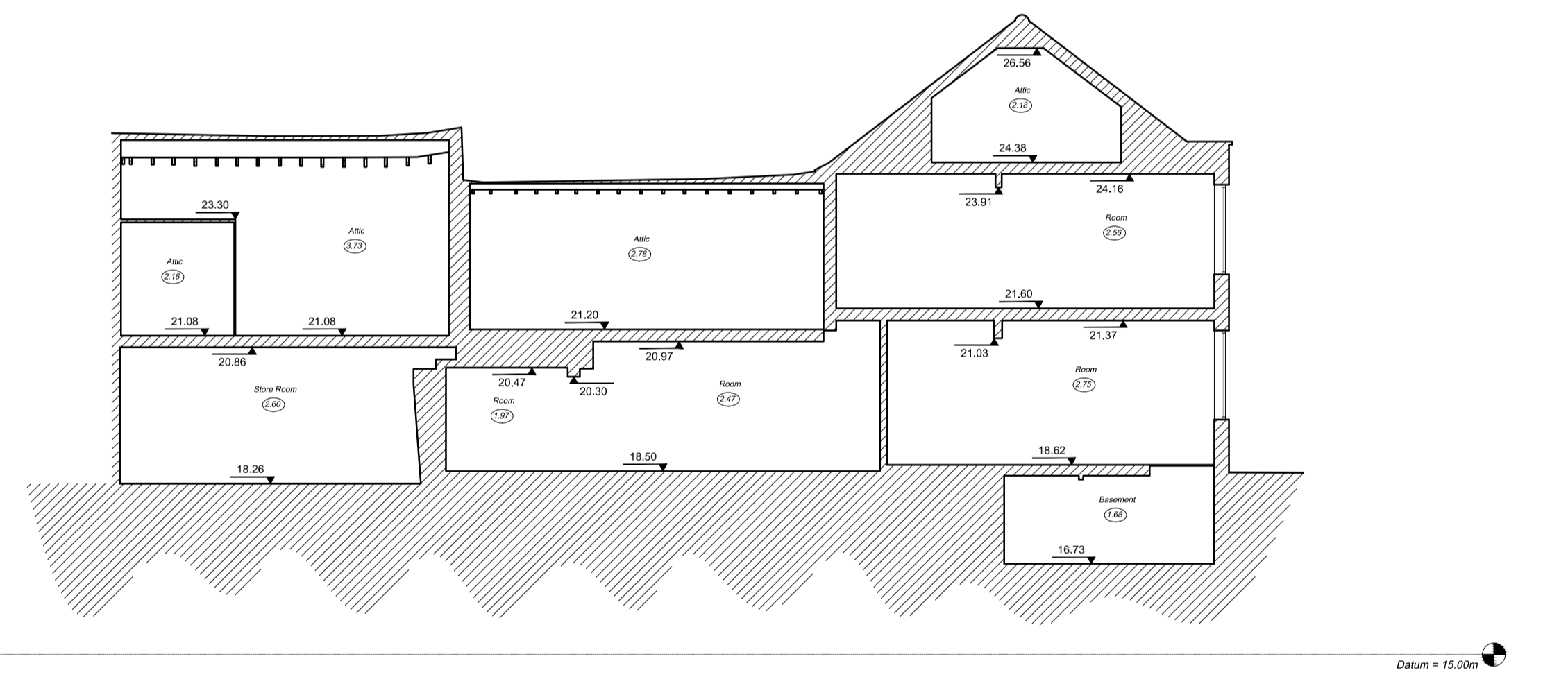
Existing Front Elevation
(South West Facing)



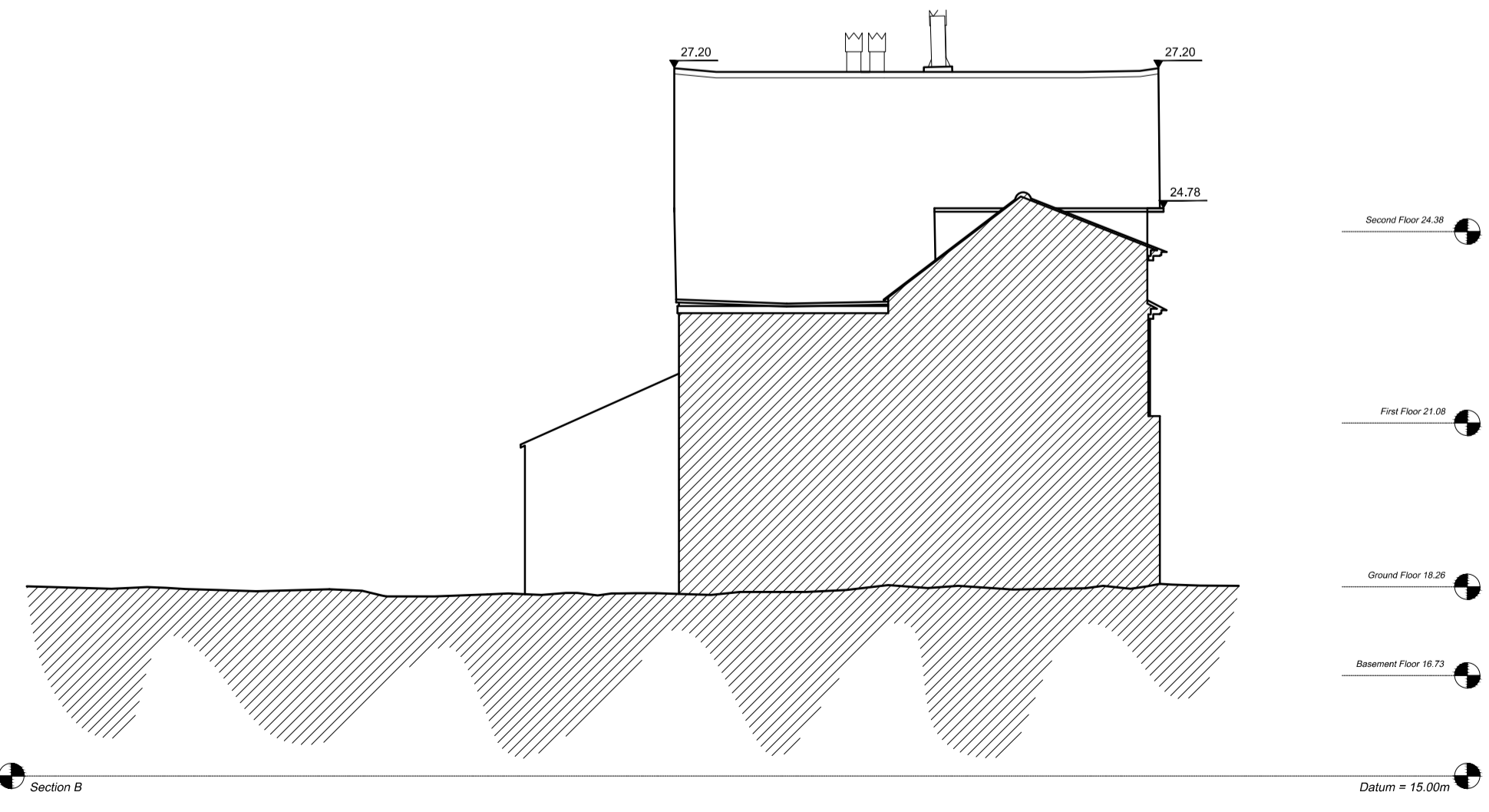
Existing Side Elevation
(North West Facing)



Existing Side Elevation
(South East Facing)



Existing Section



Existing Rear Elevation
(North East Facing)

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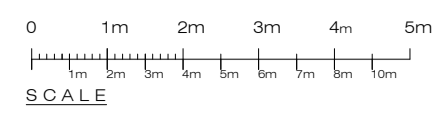
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Proposed Front Elevation
(South West Facing)

CONCRETE TILES
TO MATCH
EXISTING

WHITE RENDER

BLACK DRAIN PIPES

WHITE UPVC
WINDOWS

CONCRETE TILES
TO MATCH
EXISTING

WHITE RENDER

BLACK DRAIN PIPES

WHITE UPVC
WINDOWS



Proposed Side Elevation
(North West Facing)

EXISTING BRICK TO
BE RETAINED AND
CLEANED



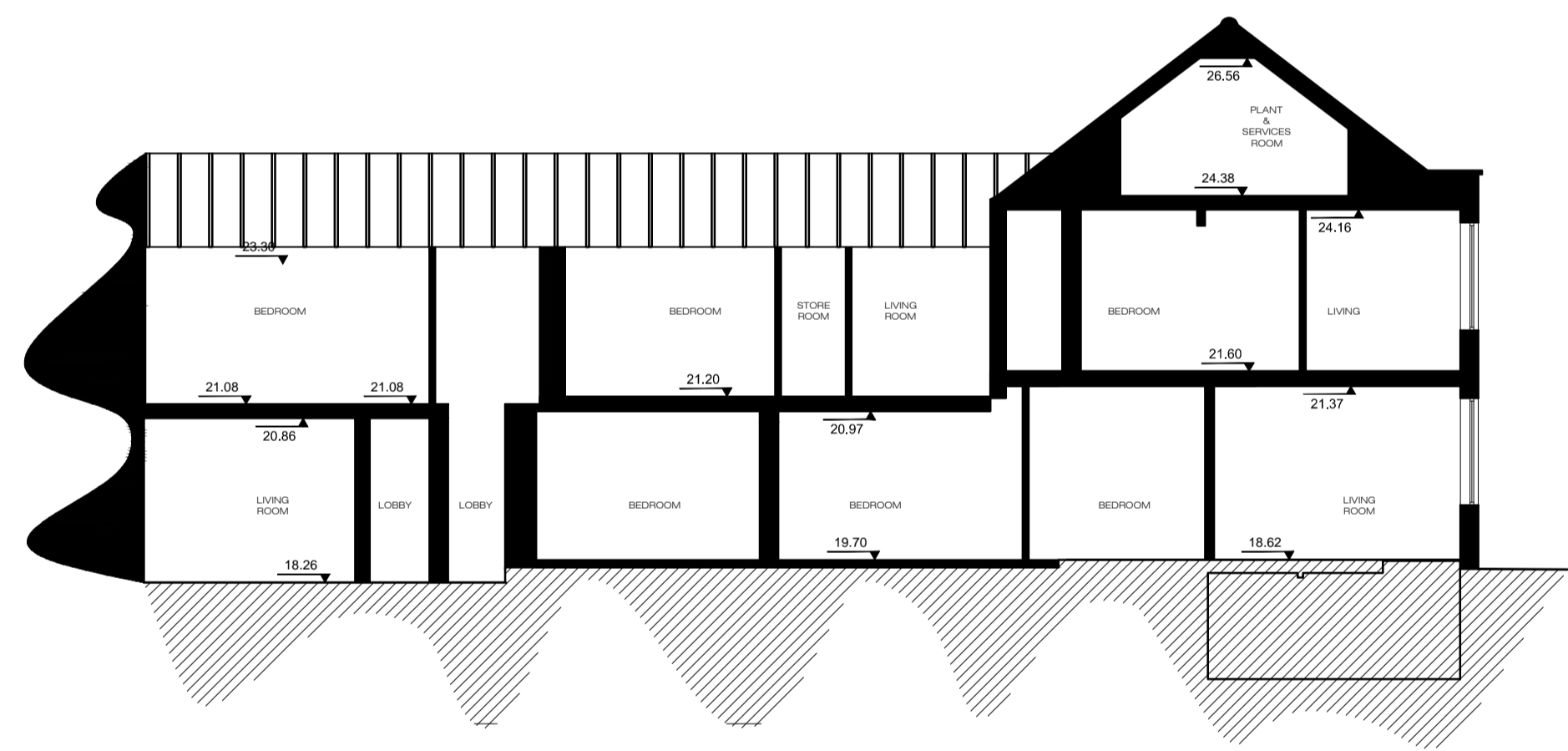
Proposed Side Elevation
(South East Facing)

CONCRETE TILES
TO MATCH
EXISTING

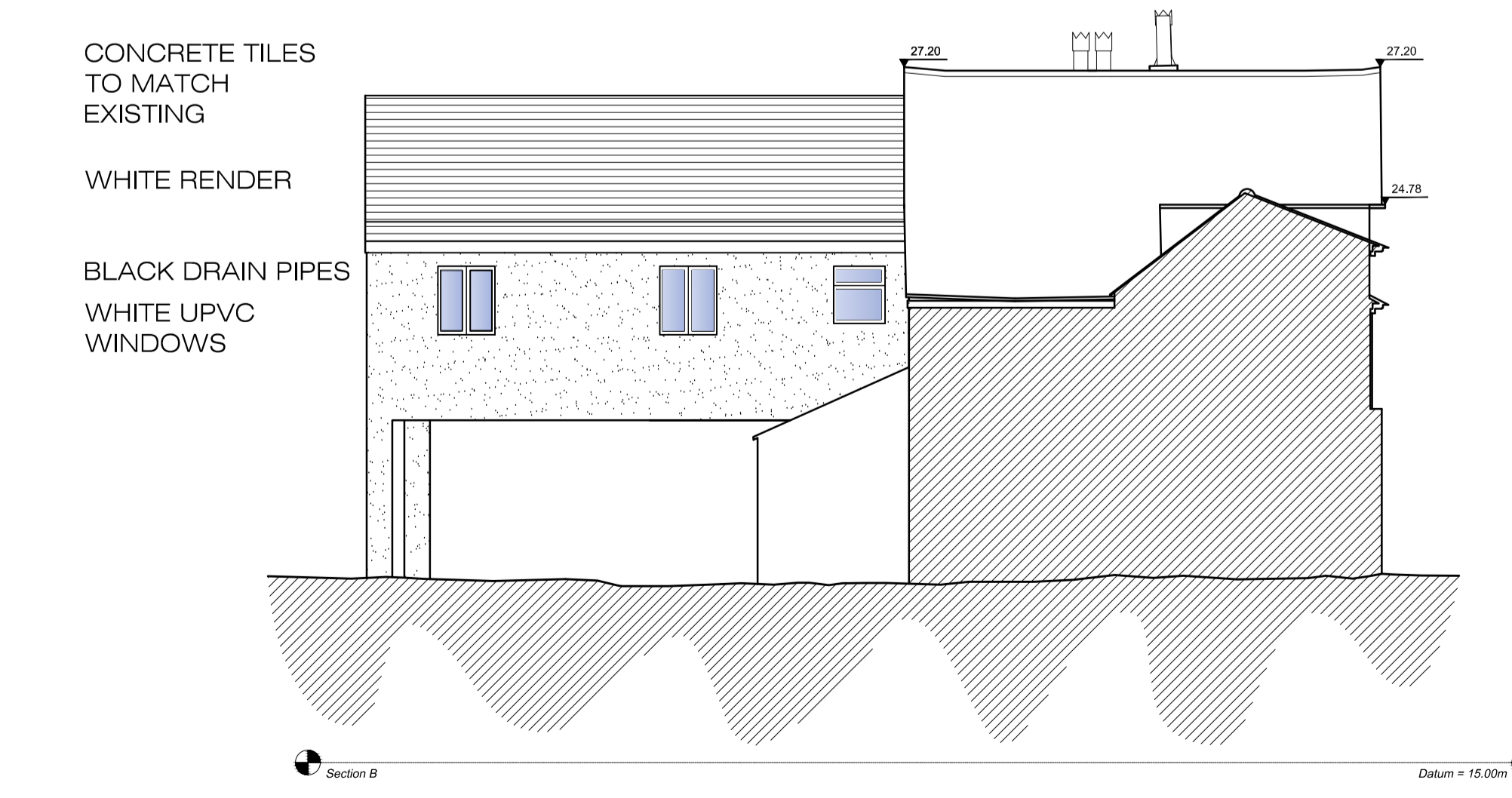
WHITE RENDER

BLACK DRAIN PIPES

WHITE UPVC
WINDOWS



Proposed Section



Proposed Rear Elevation
(North East Facing)

CONCRETE TILES
TO MATCH
EXISTING

WHITE RENDER

BLACK DRAIN PIPES

WHITE UPVC
WINDOWS

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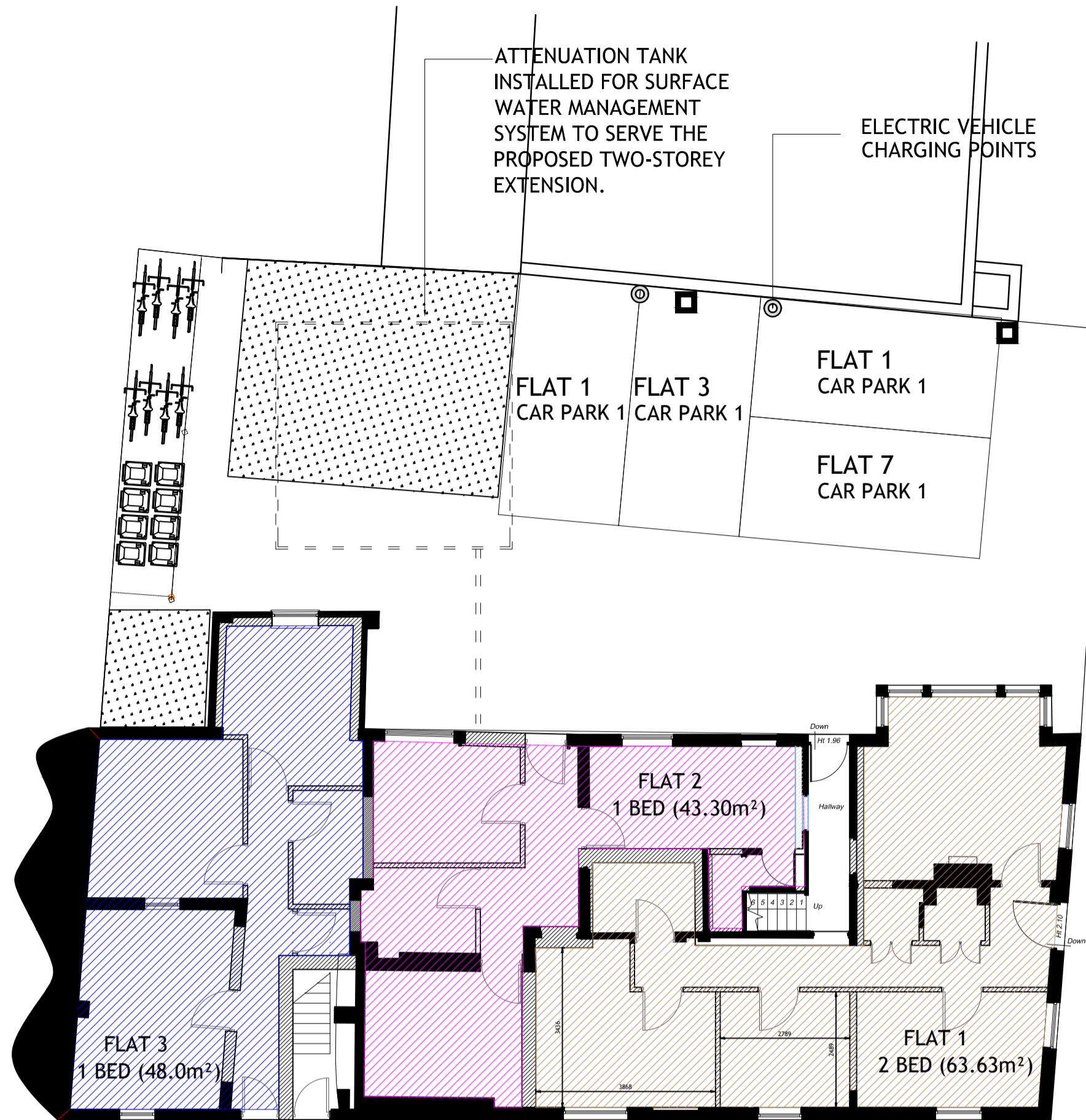
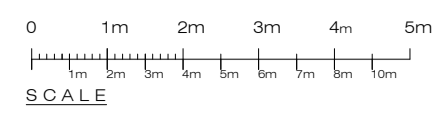
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Y.G Architectural Design Consultants Ltd
109 Coleman Road
LONDON
E8 5LE

Client: Mr Z AB
Project: 63 Ryecroft Street
Glasgow
G1 4NA
Job No: 437/P1
Job Title: Change of use to apartments

Sheet Title: Proposed elevations

Job No: 437/P1
Dwg No: 04
Rev: 1:100
Scale: A1
Drawn: YG



Proposed Ground Floor Flat Schedule
Scale 1:100



Proposed First Floor Flat Schedule
Scale 1:100

GROUND FLOOR FLAT 1	2 BED (63.63m ²)
GROUND FLOOR FLAT 2	1 BED (43.30m ²)
GROUND FLOOR FLAT 3	1 BED (48.0m ²)
FIRST FLOOR FLAT 4	1 BED (39.32m ²)
FIRST FLOOR FLAT 5	1 BED (40.30m ²)
FIRST FLOOR FLAT 6	2 BED (62.15m ²)
FIRST FLOOR FLAT 7	2 BED (62.45m ²)

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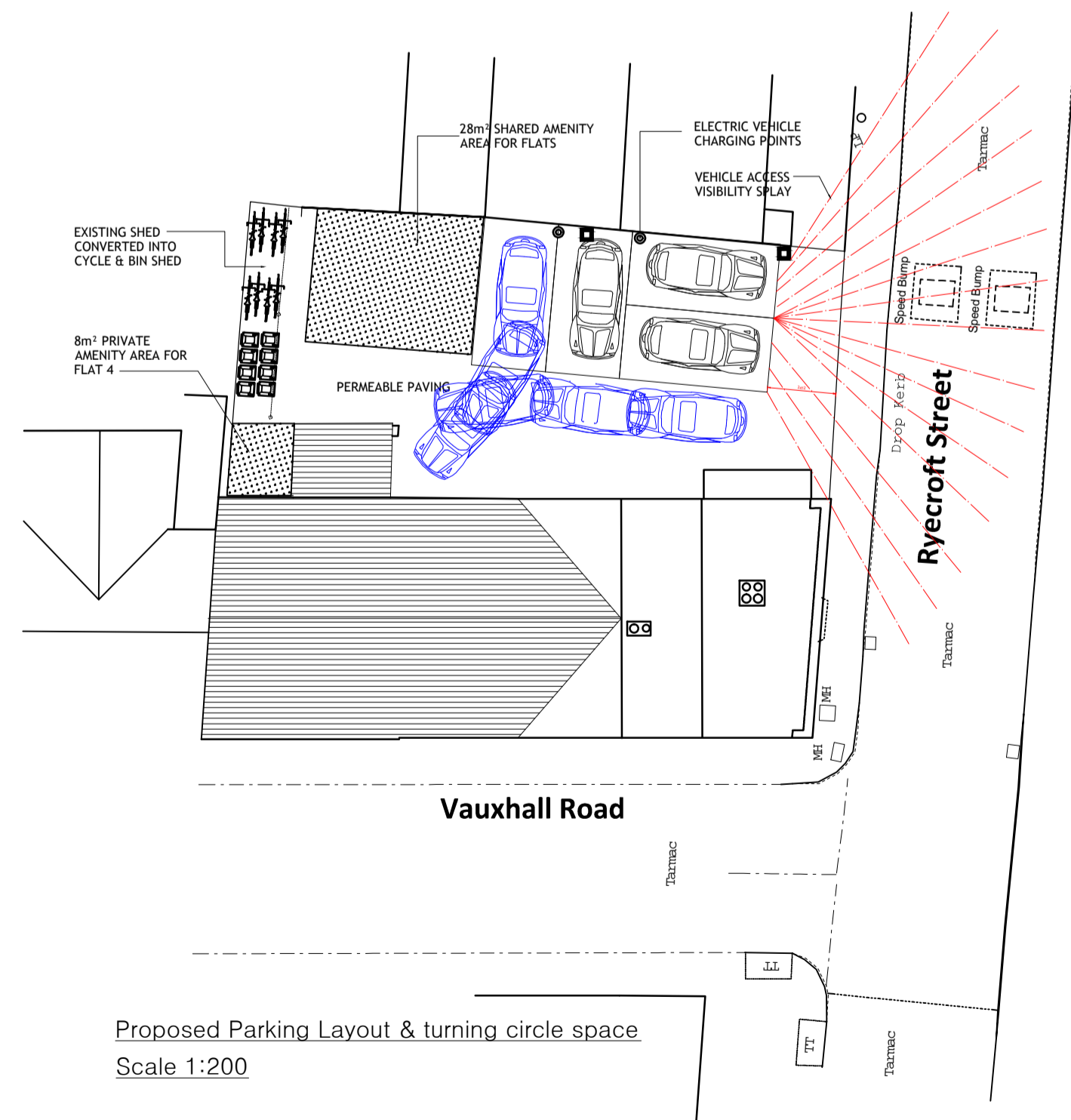
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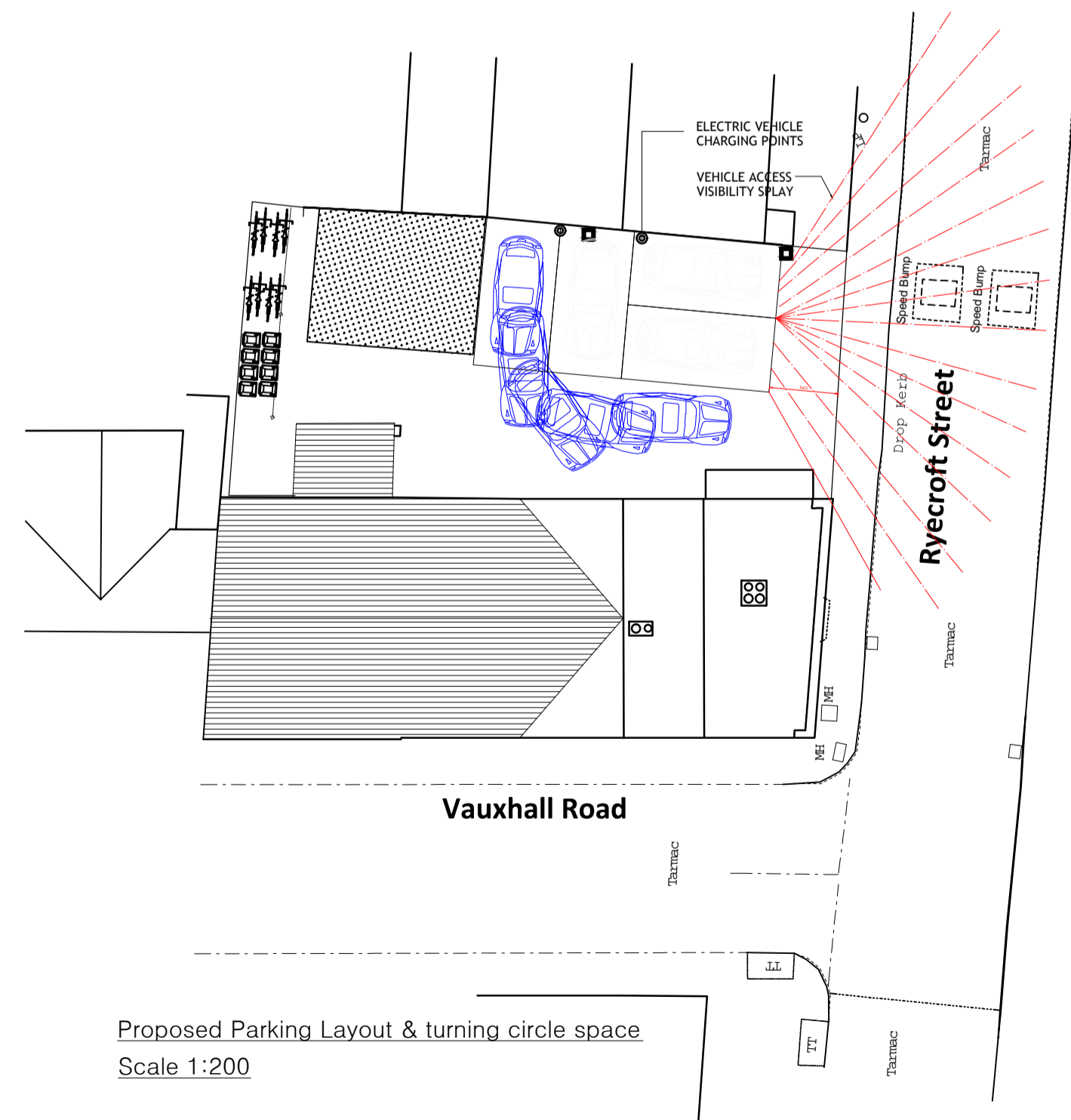
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Proposed Parking Layout & turning circle space
Scale 1:200



Proposed Parking Layout & turning circle space
Scale 1:200

Site Name/Address		Proposal Description							
63 Ryecroft Street, Gloucester, GL1 4NA.		CHANGE OF USE OF OFFICES & RETAIL/WAREHOUSING INCLUDING RAISING OF ROOF, TWO-STORY SIDE EXTENSION WITH AN UNDERPASS TO CREATE 4 X ONE BEDROOM FLATS & 3 X TWO BEDROOM FLATS WITH ASSOCIATED CAR PARKING.							
*Plot/Unit Number	* Floor level (applies to flattened developments)	*Dwelling type e.g. flat, house, bungalow	*Number of Bedrooms (studio flat is 1 bedroom)	*Number of Bed Spaces	*Number of Storeys within unit	*Gross Internal Floor Areas (m ²) of unit	Gross Internal Floor Area NDSS Requirement (m ²)	Above, equal to, or below NDSS	Interior Communal Area per unit (m ²)
FLAT 1	GROUND FLOOR	APARTMENT	2	2	1	63.6	61	ABOVE	0
FLAT 2	GROUND FLOOR	APARTMENT	1	1	1	43.3	39	ABOVE	0
FLAT 3	GROUND FLOOR	APARTMENT	1	1	1	48.0	39	ABOVE	0
FLAT 4	FIRST FLOOR	APARTMENT	1	1	1	39.3	39	ABOVE	0
FLAT 5	FIRST FLOOR	APARTMENT	1	1	1	40.3	39	ABOVE	0
FLAT 6	FIRST FLOOR	APARTMENT	2	2	1	62.2	61	ABOVE	0
FLAT 7	FIRST FLOOR	APARTMENT	2	2	1	62.5	61	ABOVE	0

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Y.G. Architectural Design Consultants Ltd
109 Coleman Road
London
E8 5LE

Client: M-Z AB
Project: 63 Ryecroft Street Gloucester GL1 4NA
Job No: Change of use to apartments
Sheet Title: Proposed flat schedule & turning circles

Job No: 437/P1
Date: 05
Scale: 1:100
Drawn: YG
Check: YG

CHANGE OF USE OF OFFICES OF RETAIL/WAREHOUSING INCLUDING RAISING OF ROOF, TWO STOREY SIDE EXTENSION WITH AN UNDERPASS TO CREATE 4 X ONE BEDROOM FLATS & 3 X TWO BEDROOM FLATS WITH ASSOCIATED CAR PARKING.

Introduction

The main part of the existing building consists of a 3 storey and the remaining rear sections are 2 storeys. The current building was used by family run retail (Class A1) business supplying abrasives which has now been relocated and the premises is now empty.

The site is approximately 385m²

The building construction is predominantly brick with a pitched slate roof and part flat roof. The premises benefits with a total footprint of 415m² over 3 floors and was used as a retail and warehouse outlet.

While the building is in an operational condition it could do with a bit of modernization to say the least. In doing so, the conversion and extension to the site will only modernize and improve the character to the building.

The site is situated in a mixed use area with retail, workshops and residential units, with a few other retail and commercial buildings along the road and neighbouring areas. It is also nearby to many facilities and only 0.8 miles from the Gloucester's City Centre with access to good public transport, public spaces, shops, schools etc.

Precedents

Below is a list of some local developments that have been approved by GCC and our proposed schemes has derived a standard to our proposed site.

1. 55 Worcester Street Gloucester GL1 3AW
2. 18 Regent Street (corner of Conduit Street & Regent Street)
3. 14 Ducie Street Gloucester GL1 4PD
4. 16 Brook Street Gloucester GL1 4UP
5. 108 High Street Gloucester GL1 4TA. flats and retail
6. Former 32-34 Massey Road Gloucester GL1 4LQ

The property is located in Flood Zone 1, with low probability of flooding and therefore a flood risk assessment is not considered necessary and or will not have an impact on the development.

We recognise the site is not within a conservation area and therefore no major impact on character of the surrounding area will be imposed.

Proposal

- Architectural on the building façade of the North West and South West elevations will be retained to preserve the history and character of the site.
- Brand new development and improve the image by use of insulation render to meet the sustainable design and construction standards.
- Provide housing due to shortage.
- Reduce crime as retails are usually targeted with theft and burglaries.
- Minimal increase of footprint by creating a partial first floor extension to the central portion of the building and raising of existing roof.
- First floor extension to the side with an undercroft access for both vehicular and pedestrians to access the flats. This will complement the open space and overly developed.
- Traffic impact will be reduced by regular loading and off-loading by vans and trucks
- The proposed development will keep within the 45° line from neighbouring windows.

The existing area is 415m² of floor space and the proposed area will increase by 135m² for the above proposal. In doing so, the development will benefit with 7 self-contained apartments adding to shortage of housing.

Design

The development consists of seven apartments which will be built to a high standard incorporating all the up to date building regulation requirements.

The original building on both the ground and first floor will be converted into 6 new flats with an extended flat to the side of the first floor of Ryecroft Street elevation, to create a new side extension creating an underpass to gain access to the car park and amenity facilities for the site.

The ground floor flats can be accessed from all sides and the upper flats from Vauxhall Road and the rear yard. Part M of the approved documents will be incorporated with in the design considering the use for disabled users.

The entire building will be upgraded with new thermal values including new UPVC windows and doors throughout.

The roof to the side elevation of Vauxhall Road will be raised in line with No 81 to accommodate functional heights within the flats.

The existing loft space will be retained as a landlord's service room for plant and maintenance of building and the existing basement will be made dismissed and blocked off.

The architectural features on Vauxhall Road and Ryecroft Street elevations will be preserved to retain the history and character of the site. Any extended portion will be rendered including the elevations in the court yard.

Scale and Materials

The proposal benefits with 2 & 3 storeys similar to developments in the local area like Conduit Street. The proposal has been designed in keeping with the surrounding buildings.

The proposed development design compliments the street scene making it clear of its building type, being a detached property helps the compliment the scheme.

The existing brick to the facades on Vauxhall Road and Ryecroft Street will remain and cleaned up to retain the character of the building and site. To compliment and differentiate between the proposed and existing building the proposed second storey side extension will be rendered along with the walls facing to the rear in the yard in order to tidy the development giving it a new renewed look.

The proposed scheme will not go beyond the ridge line of the neighbouring properties.

The new development conforms to the Nationally Described Space Standard (NDSS) guidelines set out below table.

Site Name/Address		Proposal Description							
63 Ryecroft Street, Gloucester, GL1 4NA.		CHANGE OF USE OF OFFICES & RETAIL/WAREHOUSING INCLUDING RAISING OF ROOF, TWO-STOREY SIDE EXTENSION WITH AN UNDERPASS TO CREATE 4 X ONE BEDROOM FLATS & 3 X TWO BEDROOM FLATS WITH ASSOCIATED CAR PARKING.							
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FLAT 7	FIRST FLOOR	APARTMENT	2	2	1	62.5	61	ABOVE	0

Residential Amenity

Car parking

The site is adequate to sustain 4 car parking spaces; owing to the fact the site is being converted into a development of flats the site is restricted in space. However in this circumstance four spaces have been provided taking into account turning space, the original site has limited parking and was normally used for deliveries and the owners would randomly park their vehicles anywhere. See drawings.

The two bedroom flats will each be allocated a car parking space and the larger flat number 3 of the one bedroom flats will be have its own personal space.

Flood Risk

The site is within flood zone 1, the area at lowest risk of river flooding. Records available to the council confirm that the site is at low risk of surface water flooding but, that areas at higher risk extend to the north of the site and to the surrounding public highway. As a result, any new surface water run-off will be directed into an attenuation tank prior to disposal to the public domain. The plan shows indicative position of a surface water management system to serve the proposed two-storey extension. Further information can be provided as a condition to the approval.

Landscape

As stated the site is within walking distance of public open spaces at Gloucester Park (approx. 400 metres to the west) and St. James Park (approx. 300 metres to the east). Whilst not private spaces they provide good access to natural open space for future occupiers of the scheme, more commonly all developed in the area don't function with private areas and therefore a minimal space is sufficient to meet the needs of the occupiers of the flats.

The development will have adequate landscaped area for the flats to use as personnel amenity space, which will be fenced off for the users of the flats to enjoy a little time out of the flats. In addition the existing shed to rear of the yard will be converted into a bike & bin shed will be located to the rear of the yard for the flats.

All materials to be permeable and will be supported by a SUDS report to verify suitable design and run offs again can be provided with conditions to the approval.

Conclusion

Founded on the pre application advice acknowledged from the planning officer we have combined changes to represent the recommendations outlined within.

In the housing supply review **(7.1.34)**, GCC has a short fall meeting the target. This will development will help to add to the ever increasing demand of housing and off course support local businesses.

This proposal has been considered in the context of the policies and guidance referred to below and not only provides a great improvement to street scene but as whole gives a new lease to the run down site.

Key policies have been considered in the proposed scheme.

National Guidance

National Planning Policy Framework and Planning Practice Guidance

Development Plan

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)

Relevant policies from the JCS include:

SP1	The need for new development
SP2	Distribution of new development
SD3	Sustainable design and construction
SD4	Design requirements
SD10	Residential Development
SD11	Housing Mix and Standards
SD14	Health and Environmental Quality
INF1	Transport network
INF2	Flood risk management