

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="11 Beckside Court"/>
Address line 1	<input type="text" value="Millbrook Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Gloucester"/>
Postcode	<input type="text" value="GL1 4BJ"/>

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

Easting (x)	<input type="text" value="384036"/>
Northing (y)	<input type="text" value="218146"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Tony"/>
Surname	<input type="text" value="Cole"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Rock House"/>
Address line 2	<input type="text" value="Cinderford"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Glos"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without consent? Yes No

5. 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):

Walls	
Description of existing materials and finishes (optional):	Facing brick
Description of proposed materials and finishes:	Facing brick

5. Materials

Roof	
Description of existing materials and finishes (optional):	Tiles
Description of proposed materials and finishes:	Tiles

Windows	
Description of existing materials and finishes (optional):	Timber
Description of proposed materials and finishes:	UPVc

Doors	
Description of existing materials and finishes (optional):	Timber & Upvc
Description of proposed materials and finishes:	Upvc

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Brick and timber fencing
Description of proposed materials and finishes:	Brick and timber fencing

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	tarmac
Description of proposed materials and finishes:	tarmac

Lighting	
Description of existing materials and finishes (optional):	Domestic
Description of proposed materials and finishes:	Domestic energy efficient

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

41 - 2184 - A - Existing Details.

41 - 2184 - B - Proposed Details.

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. 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

10. Pre-application Advice

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

Yes No

11. 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.

Yes No

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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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	<input type="text" value="Mr"/>
First name	<input type="text" value="Charles"/>
Surname	<input type="text" value="James"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="05/07/2021"/>

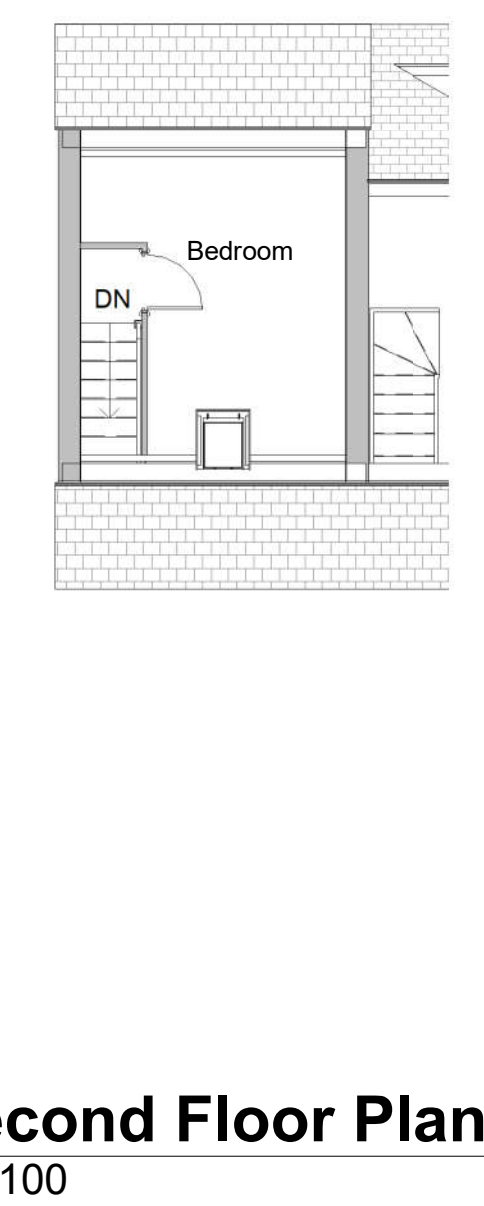
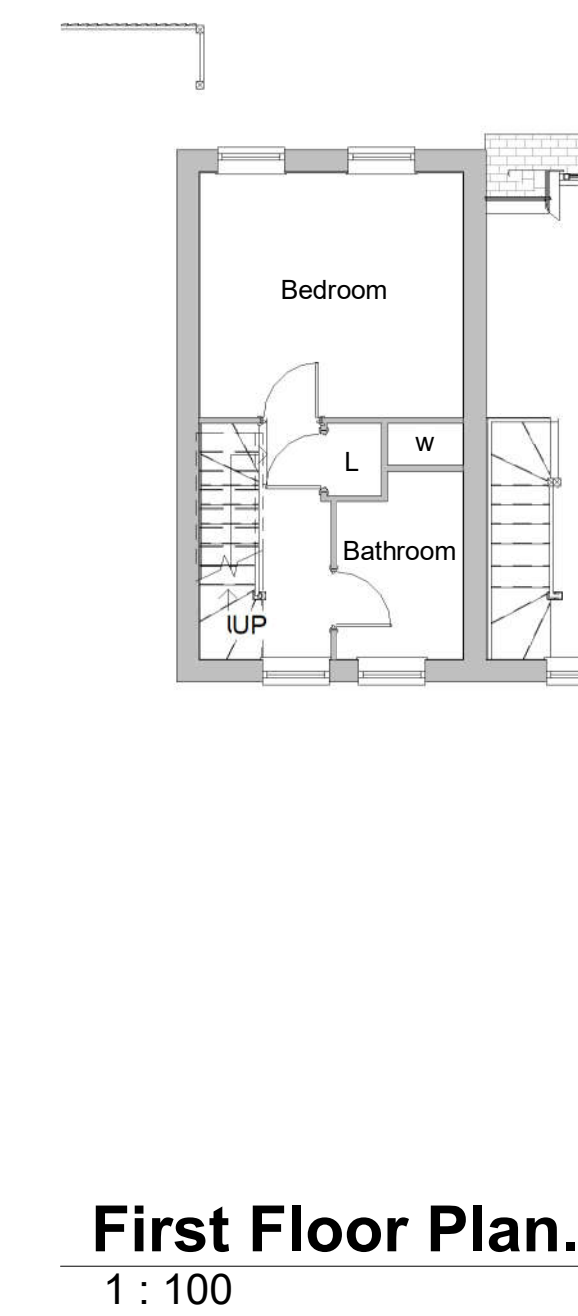
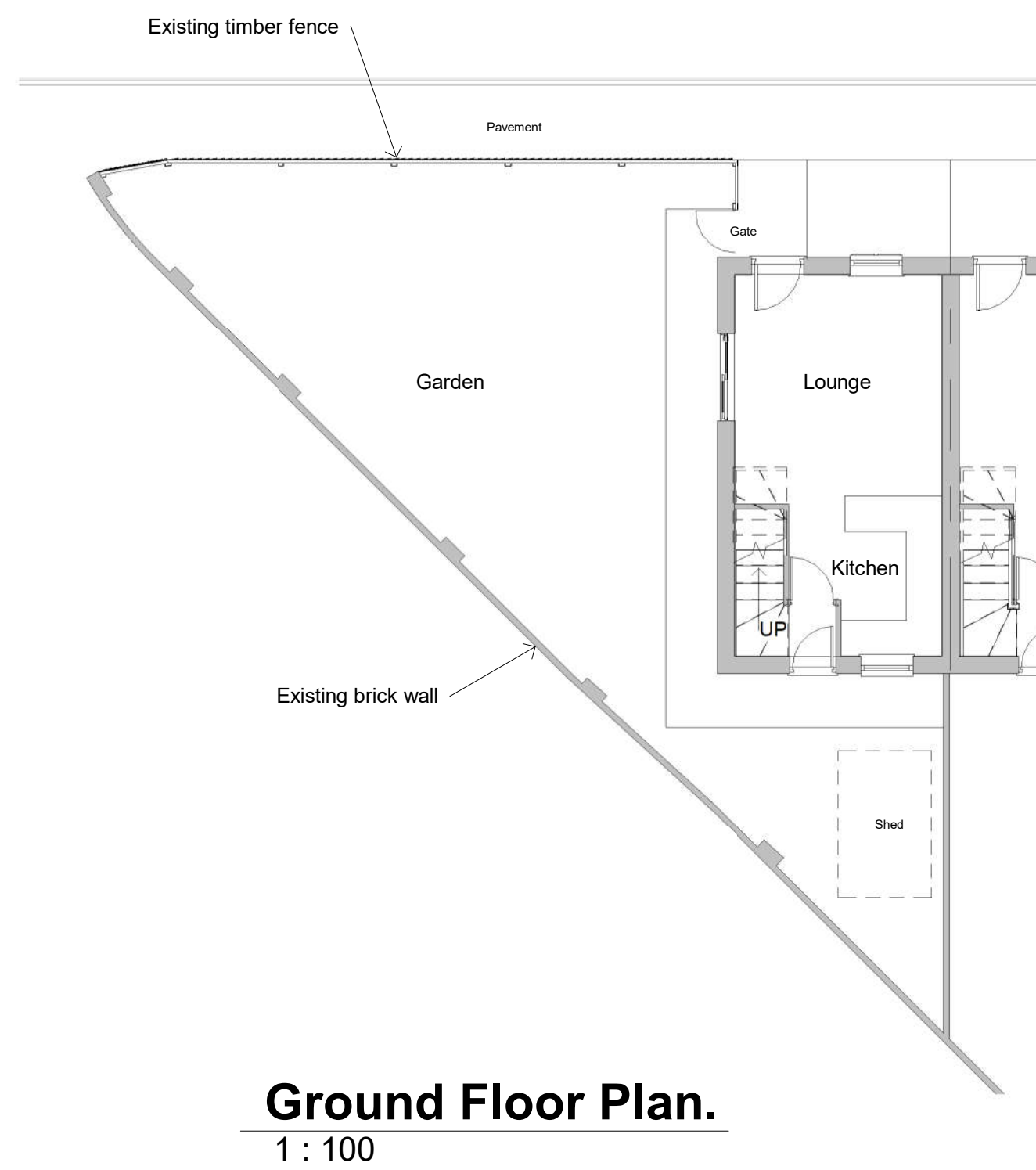
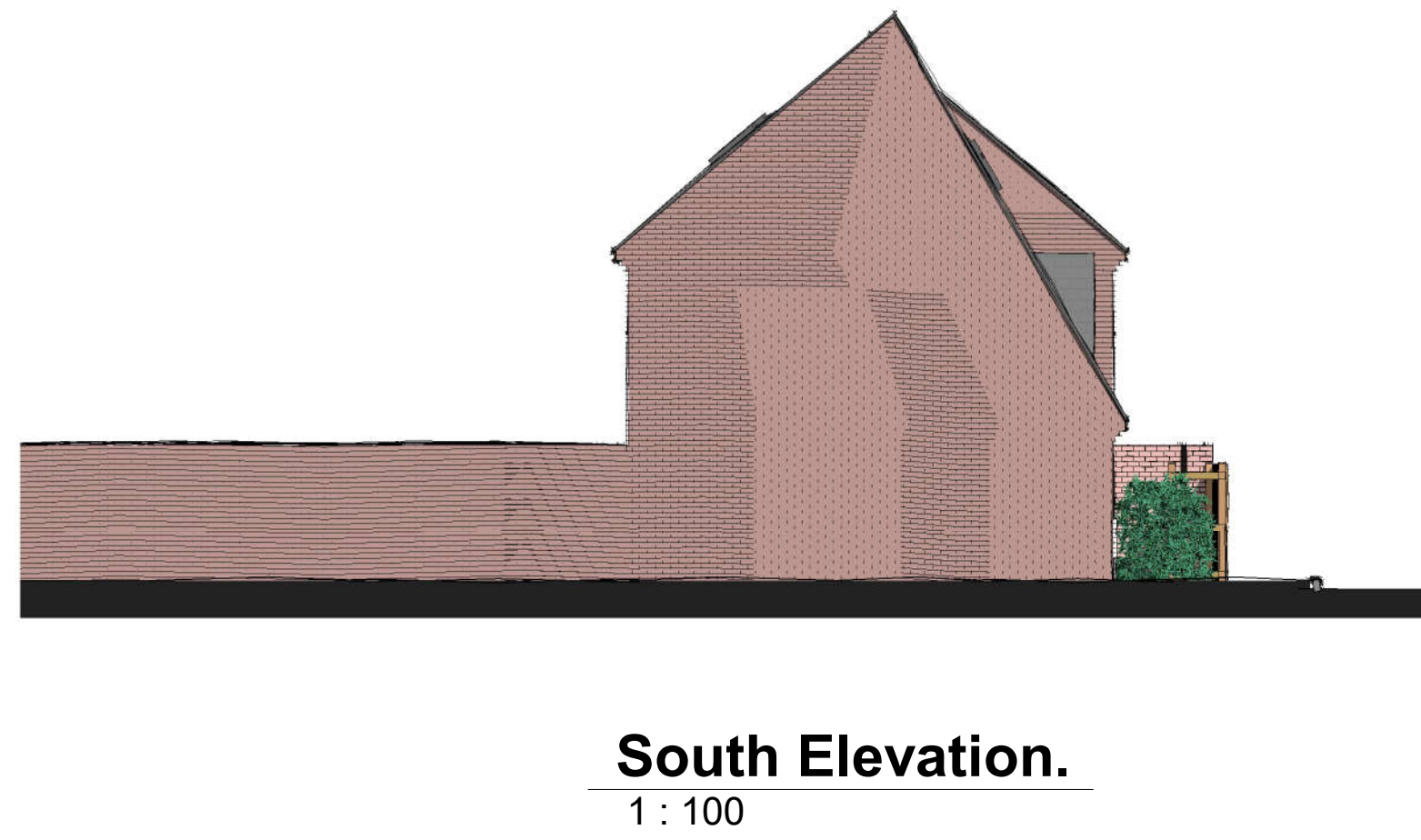
Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them.

Date (cannot be pre-application)

05/07/2021

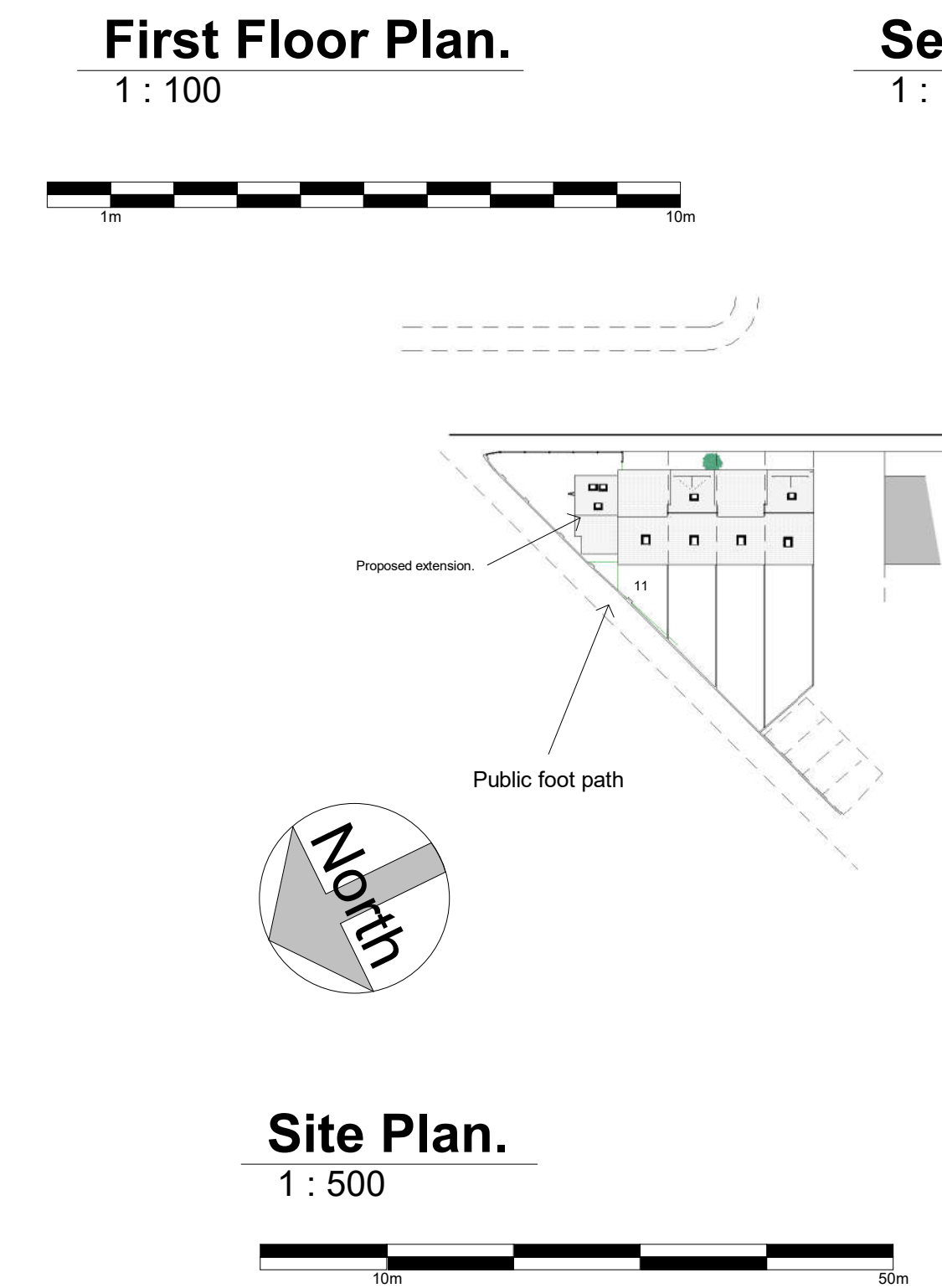
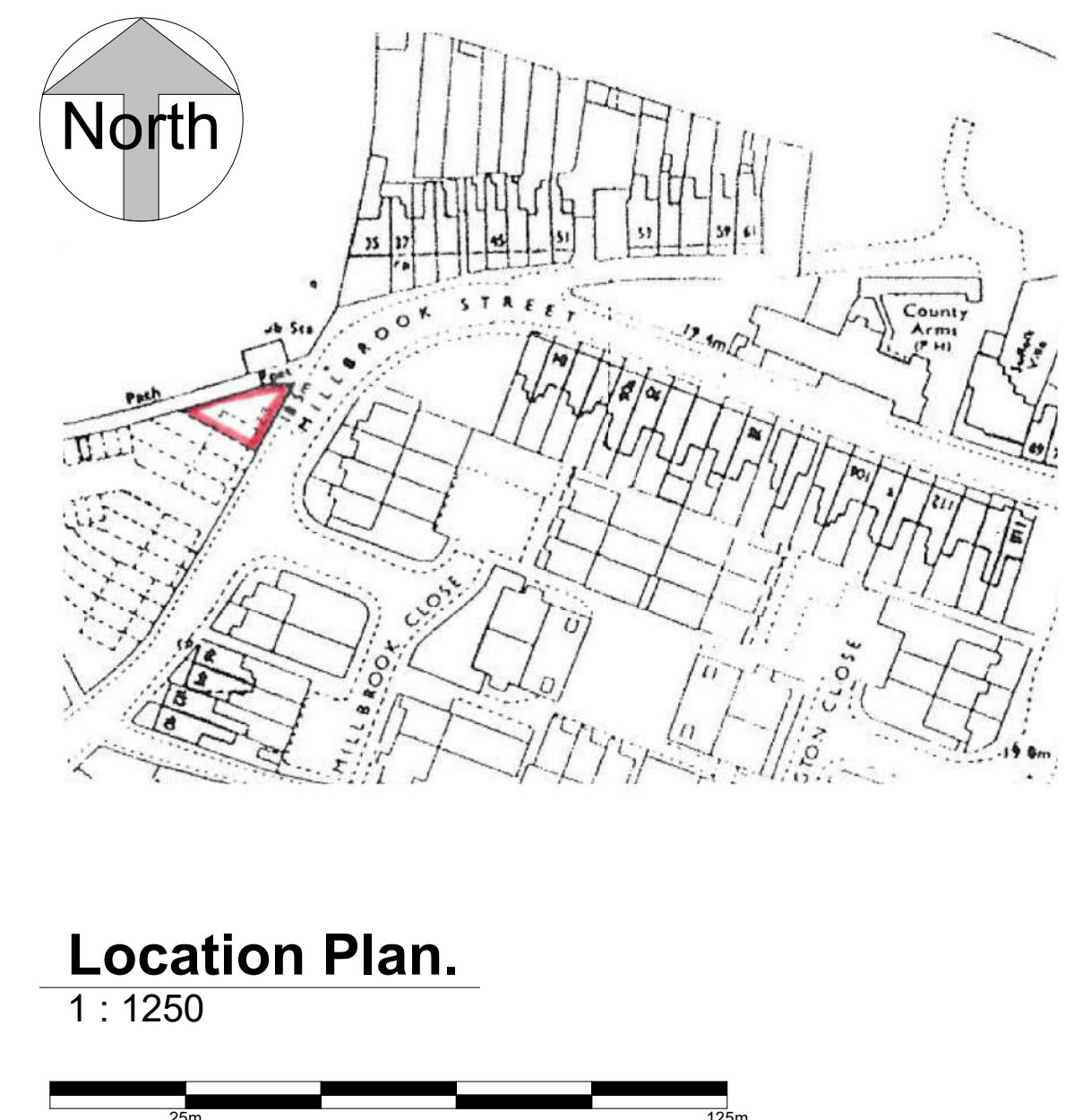


Issue Status: Planning

MR JAMES DESIGN
Redlands House
Church Walk
Viney Hill
Lydney
Glos
GL154NY

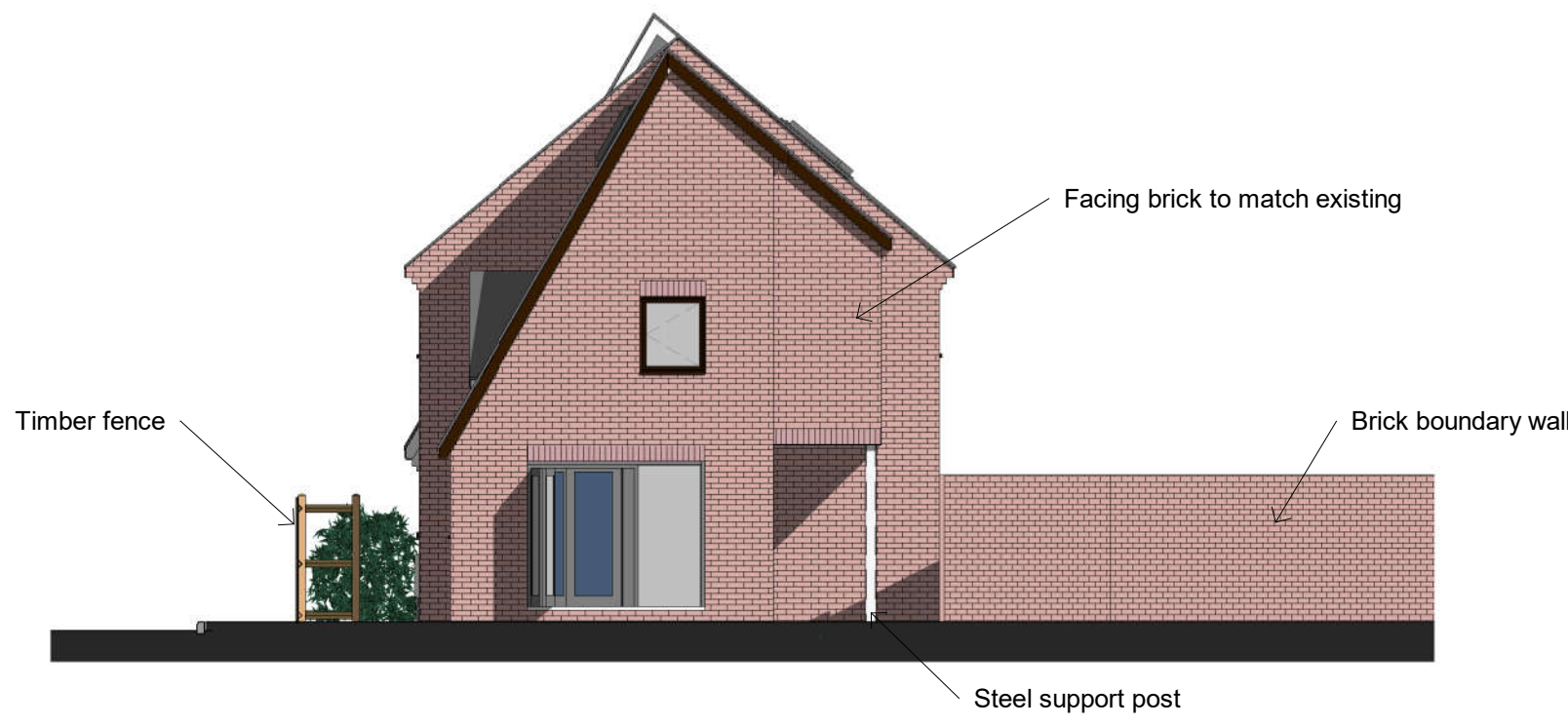
Mr Tony Cole
No 11 Becksde Court, Millbrook Street, Glos.
GL1 4BJ

Existing Details.
A
Project number **41 - 2184**
Date **June 2021**
Drawn by **C.E. James**
Scale **As indicated**





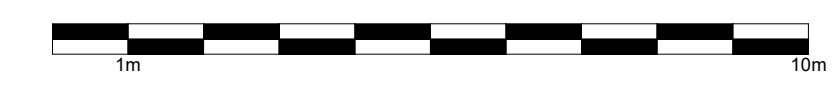
East Elevation
1 : 100



North Elevation.
1 : 100



West Elevation.
1 : 100



No 11 Becksid Court, Millbrook St, Gloucester, GL1 4BJ
21/00840/FUL

- The site is within Flood Zone 3 -
- The extension at ground floor level will be the same as the existing house because it is not practical to raise the extension floor level and keep the height of the building subservient. With the proposed floor levels the same as existing the flooding risk is no greater than the terrace built say 20-30 years ago, approved by your council.

Flood proofing of the proposed development has been considered by the applicant and incorporated where appropriate to 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance) tidal and coastal level, including climate change allowance.

Water entry strategy

General advice for resilient design although a sacrificial approach can be adopted whereby fittings are designed to be replaced after a flood, it is advisable to specify durable fittings that are not appreciably affected by water and can be easily cleaned (e.g. use of plastic materials or stainless steel for kitchen units).

The cost of these units may need to be balanced against the predicted frequency of flooding. Avoid wood fibre based carcasses and use easily removable solid wood doors and drawers.

Place fittings (e.g. electrical appliances, gas oven) as high as practical above floor to minimise the risk of being affected by flood water. When allowing water in, it is important to provide means for effective drainage and cleaning.

Providing gaps behind kitchen units will facilitate drainage and will allow access for forced drying, if proved to be necessary. Ensure high quality workmanship in the application of fittings.

Services

General advice for resilient design Where possible, all service entries should be sealed (e.g. with expanding foam or similar closed cell material).

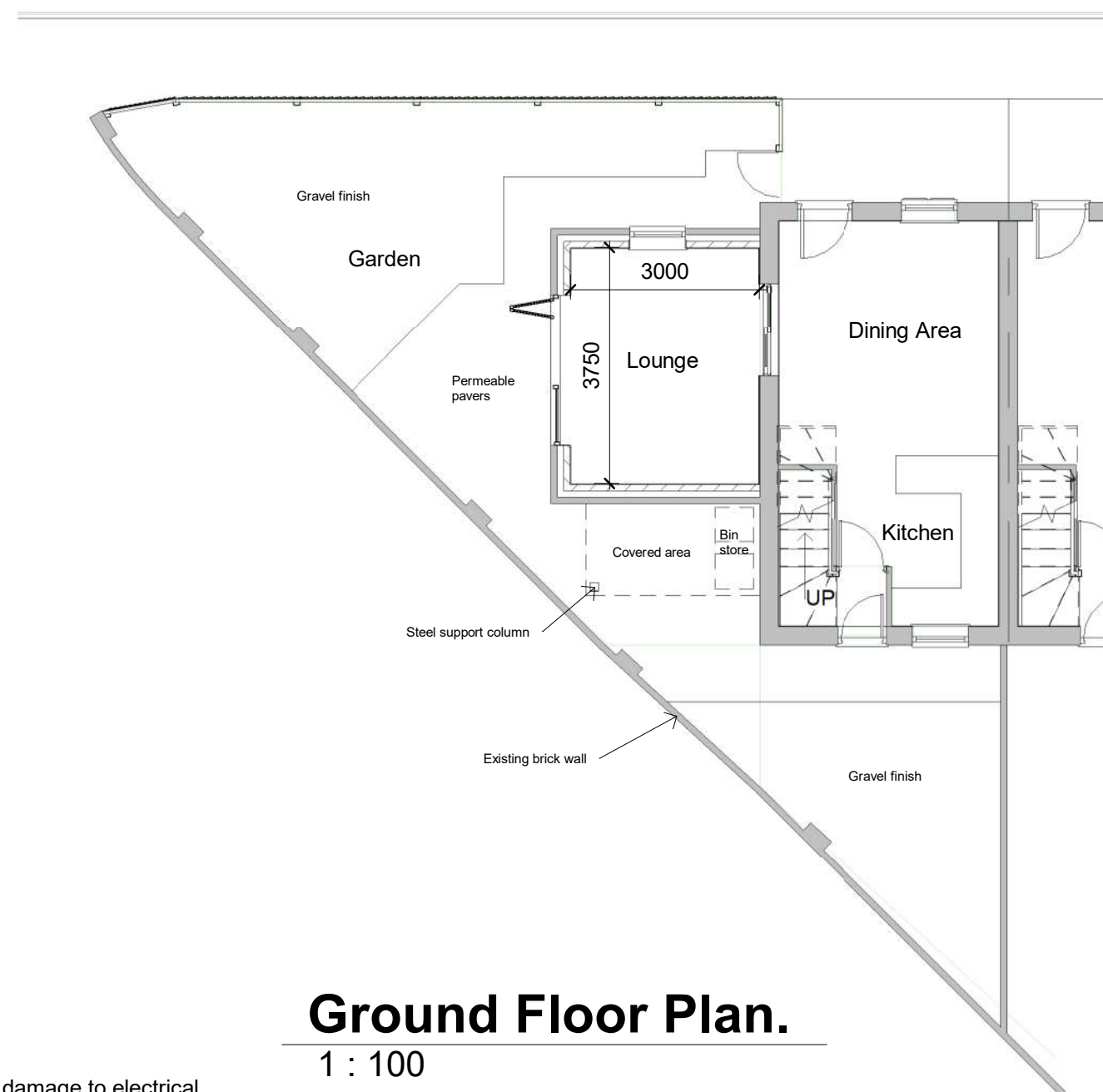
Pipework:

Closed cell insulation should be used for pipes which are below the predicted flood level.

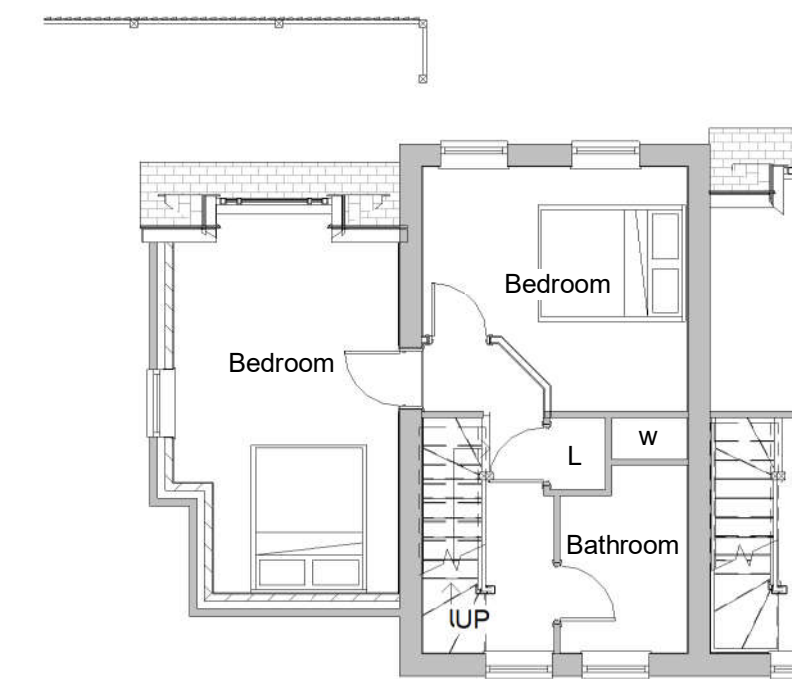
Drainage services:

Non-return valves are recommended in the drainage system to prevent back-flow of diluted sewage in situations where there is an identified risk of the foul sewer surcharging. Maintenance of these valves is important to ensure their continued effectiveness.

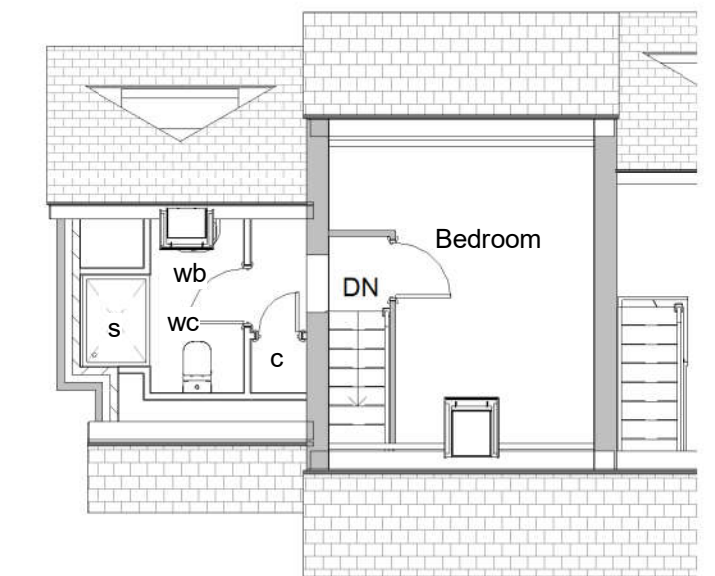
Water, electricity and gas meters: should be located above predicted flood level.



Ground Floor Plan.
1 : 100



First Floor Plan.
1 : 100



Second Floor Plan.
1 : 100

Revisions:

- Flood risk assessment added. 20 / 7 / 2021
- Dormer added to East Elevation. 16 / 9 / 2021

Issue Status: Planning

MR JAMES DESIGN

Redlands House
Church Walk
Viney Hill
Lydney
Glos
GL154NY

Mr Tony Cole

No 11 Becksid Court, Millbrook Street, Glos.
GL1 4BJ

Proposed Details.

B - 2

Project number **41 - 2184**

Date **June 2021**

Drawn by **C.E. James**

Scale **As indicated**

Electrical services:

Electrical sockets should be installed above flood level for ground floors to minimise damage to electrical services and allow speedy re-occupation (Note a dado rail which provides a limit for replacement of any wall covering).

Electric ring mains should be installed at first floor level with drops to ground floor sockets and switches. Heating systems: boiler units and ancillary devices should be installed above predicted flood level and preferably on the first floor of two-storey properties.

Underfloor heating should be avoided on ground floors and controls such as thermostats should be placed above flood level.

Conventional heating systems, e.g. hot water pipes are unlikely to be significantly affected by flood water unless it contains a large amount of salts. The less common, hot air duct heating would remain effective provided it is installed above the design flood level.

Communications wiring: wiring for telephone, TV, Internet and other services should be protected by suitable insulation in the distribution ducts to prevent damage.

Any proposed design solution for flood insulation on all potentially vulnerable wiring should be discussed with the relevant service providers.

Fittings

The main principle is to use durable fittings that are not significantly affected by water and can be easily cleaned (e.g. use of plastic materials or stainless steel for kitchen units).

The cost of these units may need to be balanced against the predicted frequency of flooding.

Place fittings (e.g. electrical appliances, gas oven) on plinths as high as practicable above floor so that they are out of reach of flood water.

Ensure adequate sealing of joints between kitchen units and surfaces to prevent any penetration of water behind fittings. Ensure high quality workmanship in the application of fittings.

Storm Water

Surface water will be discharged to the existing drainage arrangement for the house. The new extension roofs will run to new downpipe locations and discharge to a new storm water system.

Conclusion.

The proposed extension & construction work would not have a detrimental impact on the flood risk or increase the flood risk elsewhere.



3D Proposed North East View



Section A - A
1 : 50

