

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

Steve

Surname

Dabbs

Company Name

Address

Address line 1

Land Adjacent 3 Jersey Road

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL1 4AZ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

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

Unit

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

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

When did this use end (if known)?

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)

<p>Type: Roof</p> <p>Existing materials and finishes: N/A</p> <p>Proposed materials and finishes: Slate</p>
<p>Type: Walls</p> <p>Existing materials and finishes: N/A</p> <p>Proposed materials and finishes: Facing Brick</p>

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

1625(SK)002

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

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:

Wheelie bin within curtilage.
Local Authority Collection to be arranged.

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

- Yes
- No

If Yes, please provide details:

Recyclable waste within curtilage.
Local Authority Collection to be arranged.

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

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

1

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

1

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="1"/>

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

Total proposed residential units	<input type="text" value="1"/>
Total existing residential units	<input type="text" value="0"/>
Total net gain or loss of residential units	<input type="text" value="1"/>

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

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

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

First Name

Surname

Declaration Date

28/09/2022

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.

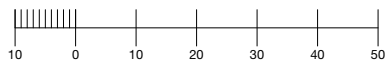
I / We agree to the outlined declaration

Signed

Bevis Stanley

Date

28/09/2022



ORDNANCE SURVEY LOCATION PLAN

Job number 1625
Scale 1:1250
Address Land Between 1-3 Jersey Road,
 Gloucester, GL1 4AZ
Licence Ref 100054135
Supplier Copla Ltd.

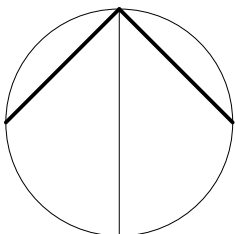
Stanley Partnership

105-107 Bath Road
 Cheltenham | Glos | GL53 7LE



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Architecture | Design | Planning



Figured Dimensions only to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.

If in doubt, ask

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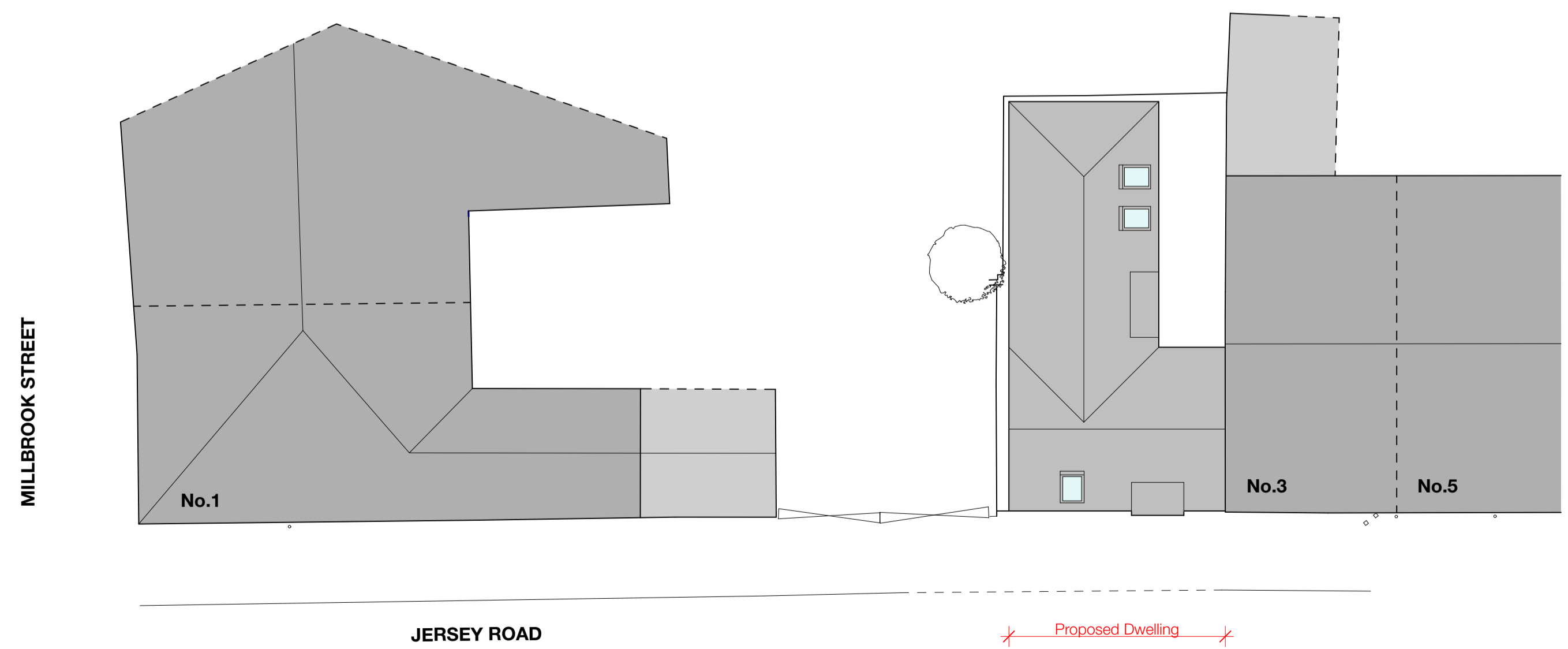
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This drawing must be read in conjunction with all relevant specifications and other specialist drawings

Rev	Description	Date
A	Planning Comments	14.10.22

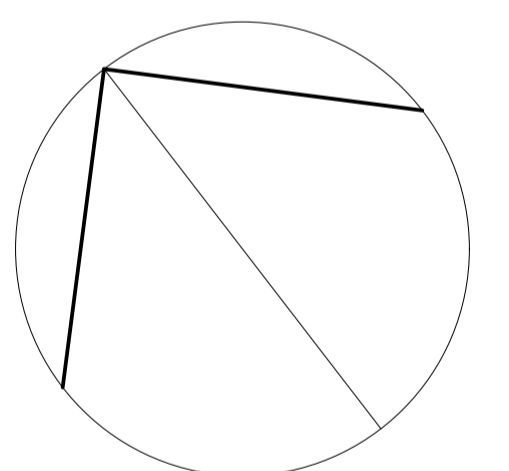


BLOCK PLAN
Scale 1:500



SITE/ROOF PLAN
Scale 1:100

North Point



Stanley Partnership

Job
Land Between 1-3 Jersey Road
Gloucester, GL1 4AZ

PROPOSED

Site and Block Plans

Date September 2022

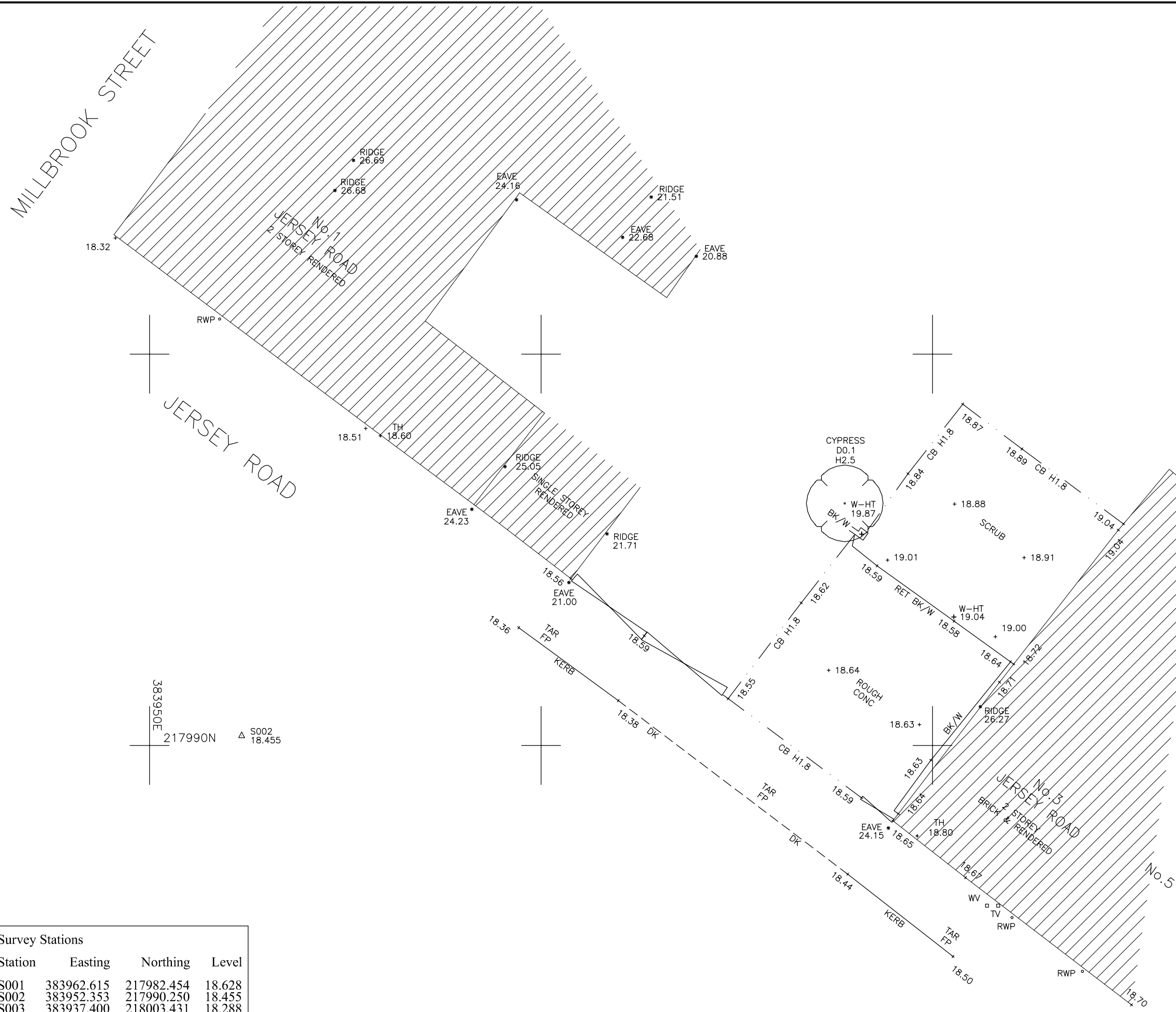
Scale As Shown at A1

Drawing No. 1625(SK)001(A)

SP +44(0)1242
2 4 2 9 4 3
105-107 Bath Road
Cheltenham | Glos | GL53 7LE

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Notes

- Datum : Ordnance Survey level datum via OS Active GPS Network
- Survey Grid : Ordnance Survey National Grid co-ordinates derived via OS Active GPS Network.
- Survey contents correct as of date of survey and survey undertaken to agreed specification
- All critical dimensions to be checked prior to site works
- All kerb levels shown are channel levels
- Drainage and Service covers :
Covers buried or obscured at the time of the survey are not shown. Manholes have not been entered for safety reasons and all pipe diameters are estimated from the surface. Drainage pipe diameters are in millimetres, eg. D100 means a 100mm diameter pipe. The flow type stated is based on visual evidence seen from the surface at the time of the survey. All internal manhole details should be confirmed by the contractor on site prior to site works.
- Trees :
For concentric spread trees the spread plotted is an average value drawn to scale to the nearest metre. The minimum individual diameter surveyed is 0.15m at 1m up the trunk from the ground. Trunk diameters are not plotted to size. General species are only stated where noted. A qualified arboriculturalist should be consulted for species type and condition. Heights (when requested) are approximate to the nearest metre.

Legend of Abbreviations

AV	Air Valve	LP	Lamp Post	LPHT	Lamp Post Top Level
BEDS	Flower Beds	MB	Multibole Tree	MH	Manhole
BK/W	Brick Wall	MP	Marker Post	MP-E	Marker Post - Electric
BL	Bed Level	MP-G	Marker Post - Gas	MP-T	Marker Post - Telephone
BLK/W	Block Wall	MP-W	Marker Post - Water	NAME	Road Nameplate
DLP	Bollard with Light	PAL	Palisade Fence	PAL	Palisade Fence
BOL	Bollard	POK	Top of Kerb Level	PR	Post and Rail Fence
BS	Brick Setts	PW	Post and Wire Fence	RE	Rodding Eye
BT	British Telecom	REN/W	Rendered Wall	RET	Retaining
BW	Barbed Wire Fence	RS	Road Sign	RS	Road Sign
CB	Close Board Fence	RWP	Rainwater Pipe	SCK	Stop Cock
CCTV	Closed Circuit Television Camera	SOC	Socket	SOF	Soffit Level
CELL	Cellar Cover	ST/W	Stone Wall	SV	Sluice Valve
CGI	Corrugated Iron Fence	SV	Soil Vent Pipe	SWI	Switch
CL	Cover Level	SWI	Switch	TEL	Call Box (telephone)
CL	Chain Link Fence	TH	Threshold Level	TL	Traffic Light
C/L	Concrete Surface	TL	Threshold Level	TL	Traffic Light
CONC	Concrete Surface	TLHT	Telegraph Wire Clearance Level	TP	Telegraph Pole
CONC/P	Concrete Panel Fence	TP	Telegraph Pole	TPHT	Telegraph Pole Top Level
CP	Chestnut Piling Fence	TV	Cable Television	TV	Cable Television
CRB	Crash Barrier	UTL	Unable to Lift (Cover)	UTL	Unable to Lift (Cover)
D	Diameter (trees in metres / pipes in mm)	V	Valve (Unknown Type)	V	Valve (Unknown Type)
DK	Drop Kerb	VP	Vent Pipe	W-HT	Top of Wall Level
E	Electricity Cover	W-HT	Top of Wall Level	WL	Water Level
ELHT	Electricity Wire Clearance Level	WL	Water Level	WLT	Wall Light
EP	Electricity Pole	WM	Water Meter	WM	Water Meter
EPHT	Electricity Pole Post Top Level	W/M	Wire Mesh Fence	WO	Washout Valve
ER	Earth Rod	WO	Washout Valve	WV	Water Valve
FFL	Finished Floor Level	WV	Water Valve		
FH	Fire Hydrant				
FLAG	Flag Pole				
FLHT	Floodlight Post Top Level				
FLP	Floodlight Post				
FP	Footpath				
G	Gully				
GV	Gas Valve				
HW	Head Wall				
IC	Inspection Cover				
IL	Invert Level				
IR	Iron Railing				
KOG	Kerb Offset Gully				
LL	Larch-lap Fence				



Title		1 Jersey Road, Gloucester GL1 4AZ - Topographic Survey	
Client		S Dabbs	
Date	August 2022	Drawing No.	6811-04AUG22-01
Plot scale	1 : 100 on A3 Sheet	Revision	
Digital scale	1 CAD unit : 1 metre		
Surveyed	LM	Checked	JKW
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Survey Stations

Station	Easting	Northing	Level
S001	383962.615	217982.454	18.628
S002	383952.353	217990.250	18.455
S003	383937.400	218003.431	18.288

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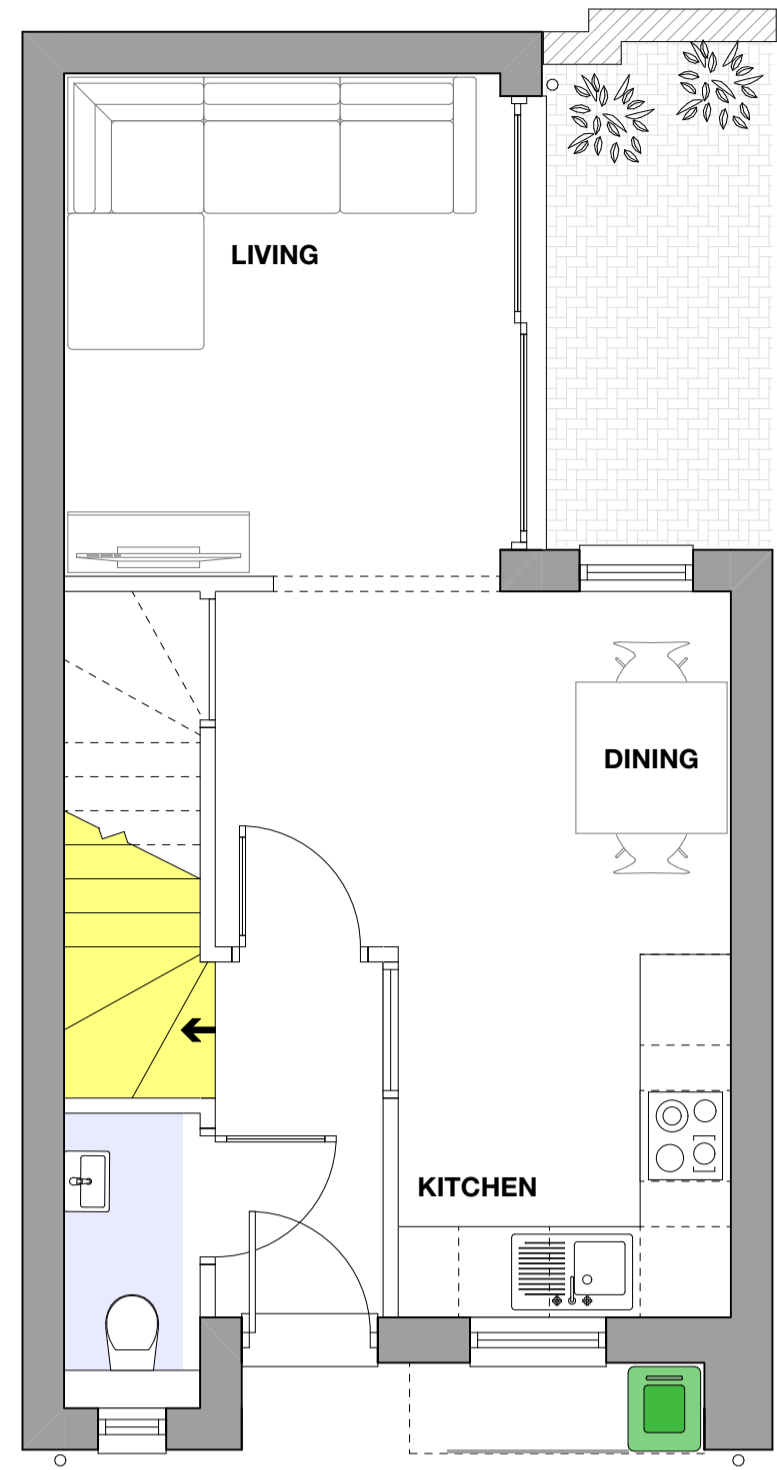
Rev	Description	Date
A	Planning Comments	14.10.22

MATERIALS

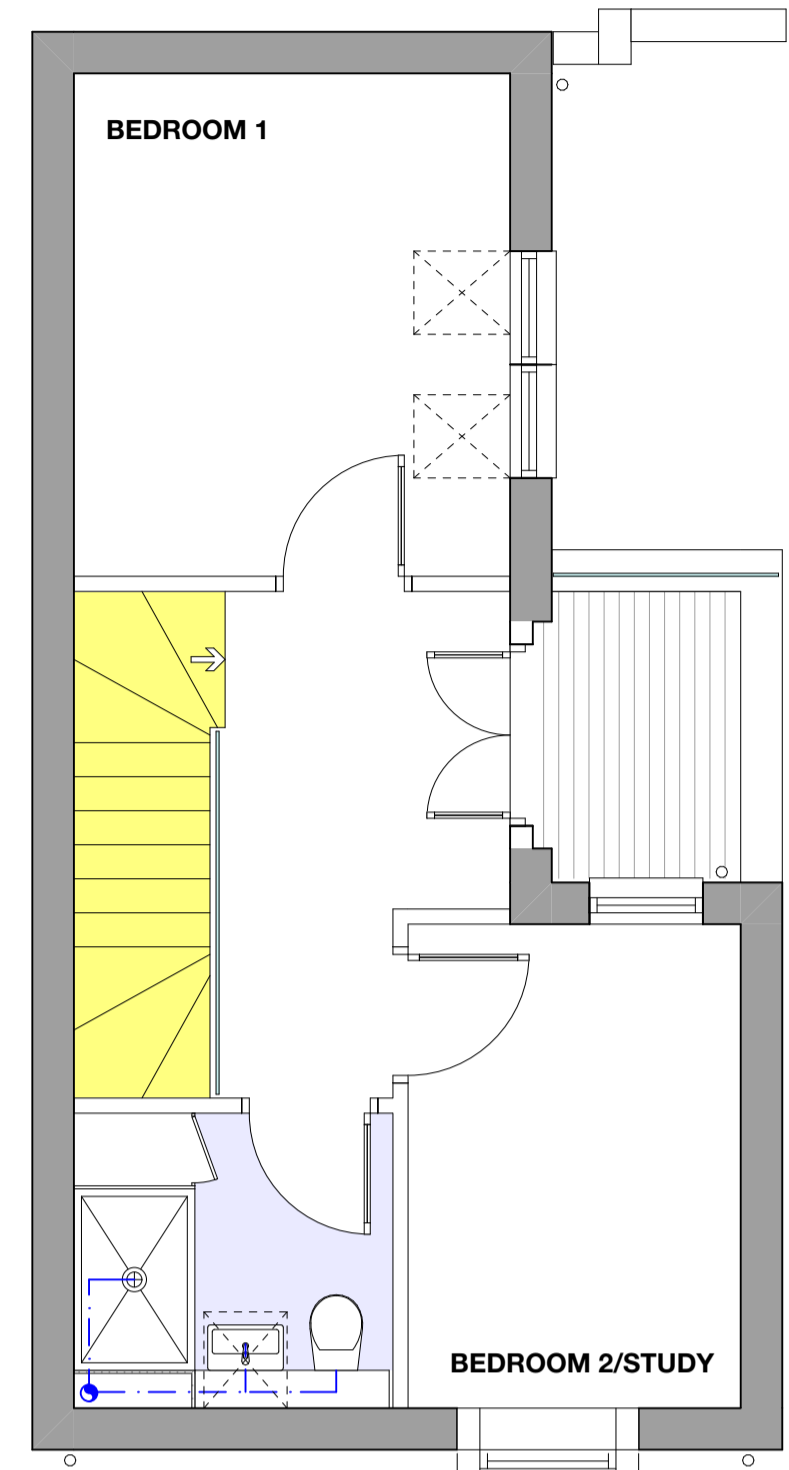
WALLS :
Facing Brick
Timber Cladding to main entrance

WINDOWS :
UPVC

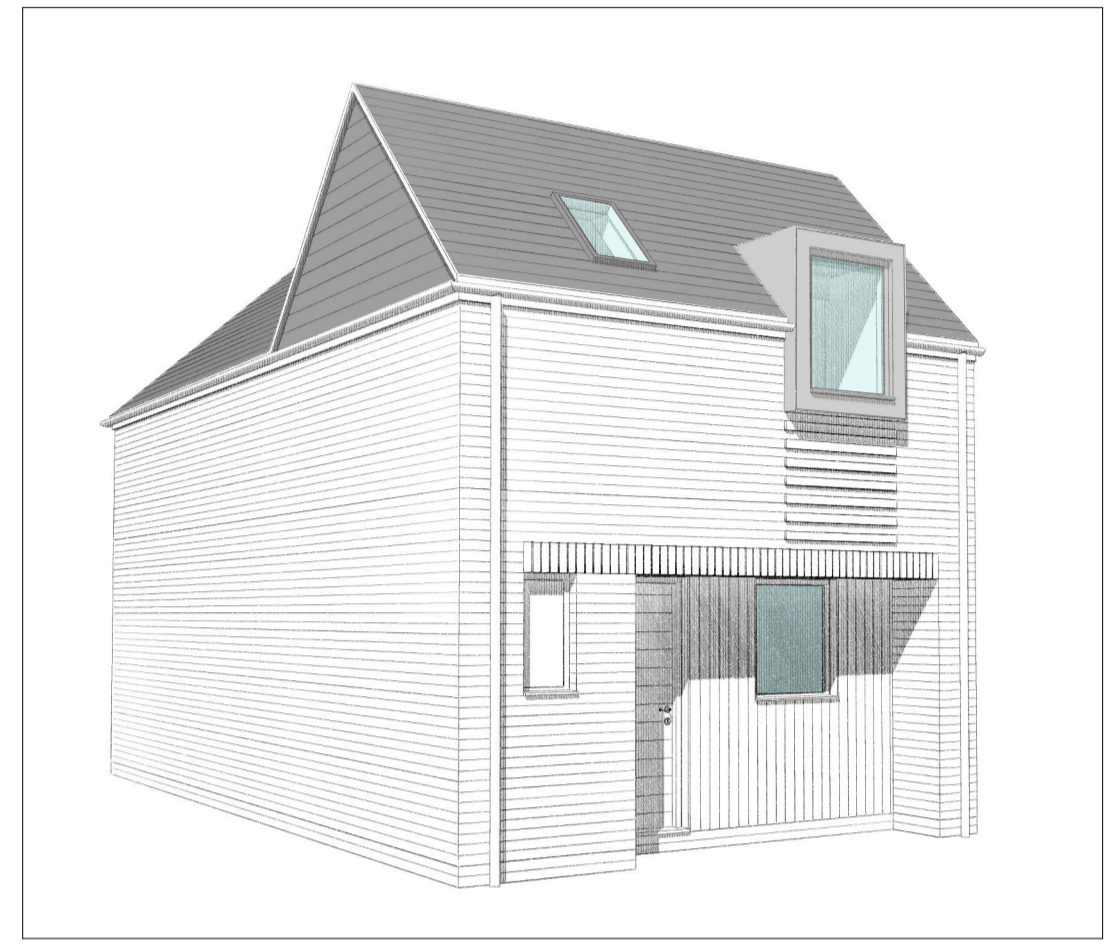
ROOF :
Slate



GROUND FLOOR
Scale 1:50



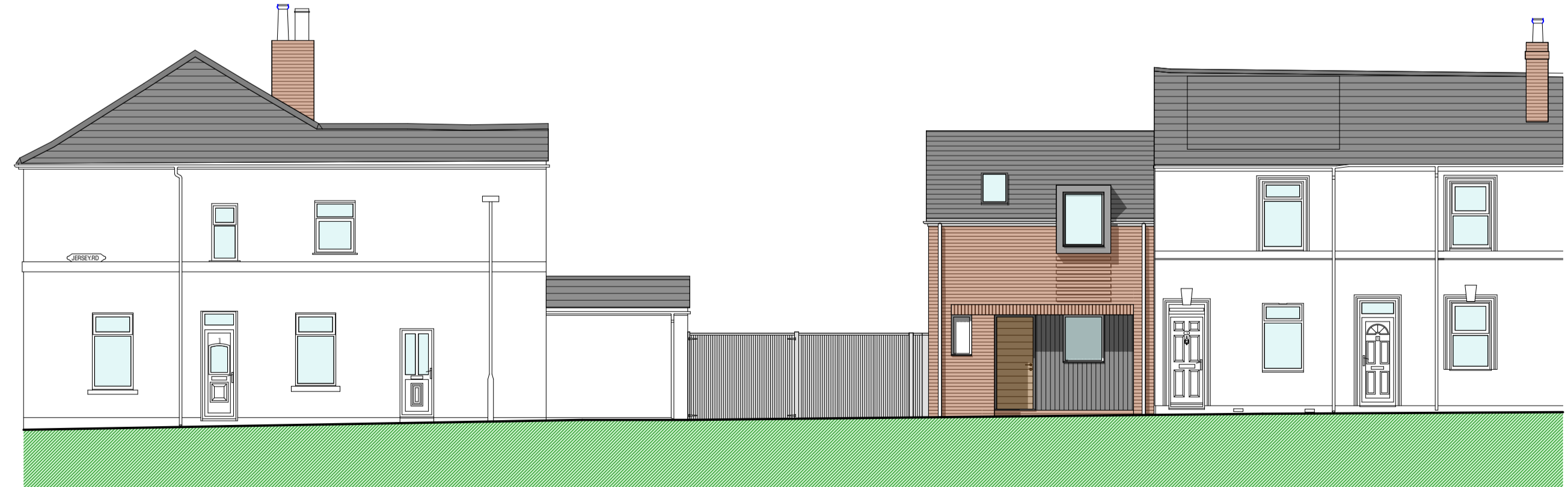
FIRST FLOOR
Scale 1:50



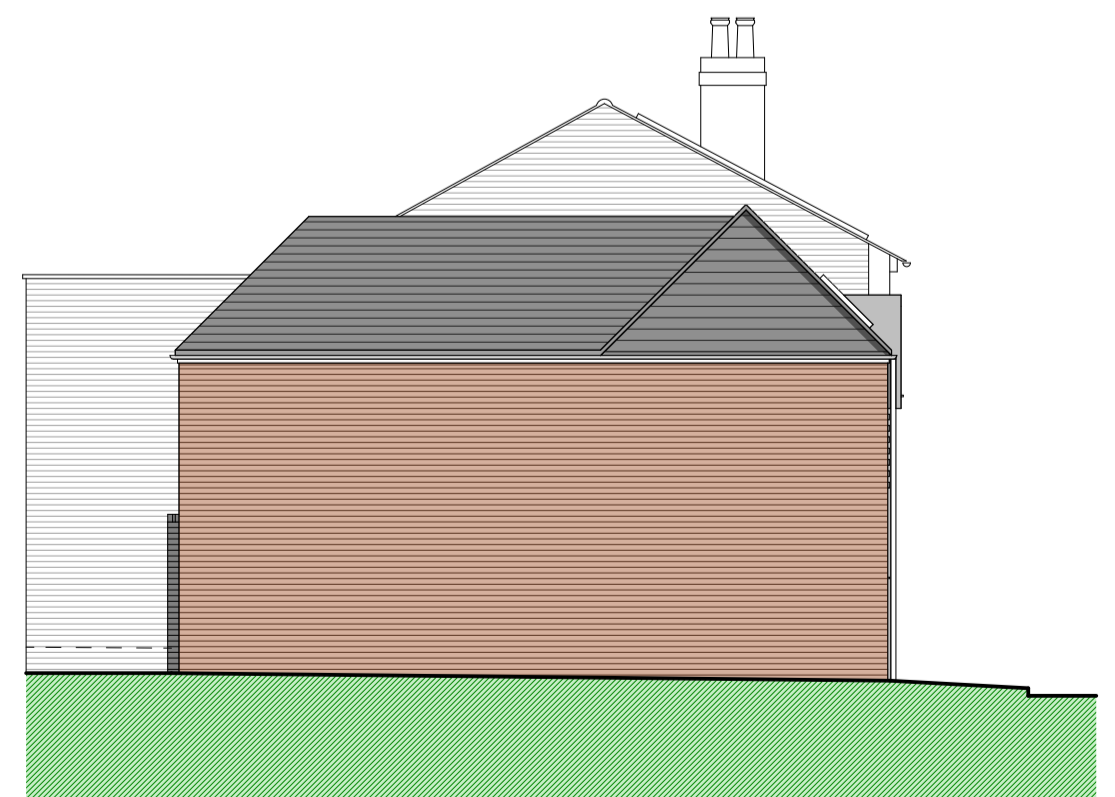
3D Sketch Visual



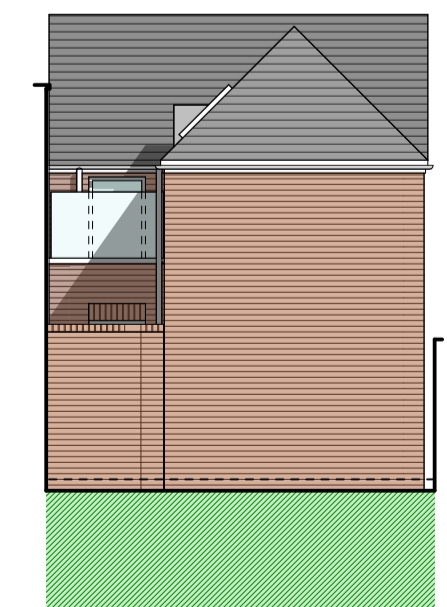
SOUTH EAST ELEVATION (SIDE)
Scale 1:100



SOUTH WEST ELEVATION (FRONT)
(JERSEY ROAD)
Scale 1:100

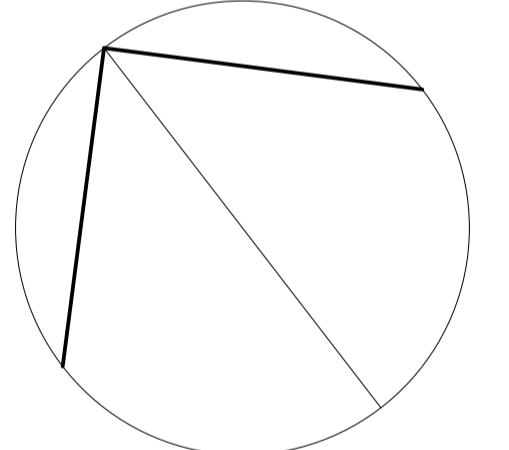


NORTH WEST ELEVATION (SIDE)
Scale 1:100



NORTH EAST ELEVATION (REAR)
Scale 1:100

North Point



Stanley Partnership

Job
Land Between 1-3 Jersey Road
Gloucester, GL1 4AZ

PROPOSED

Floor Plans & Elevations

Date September 2022

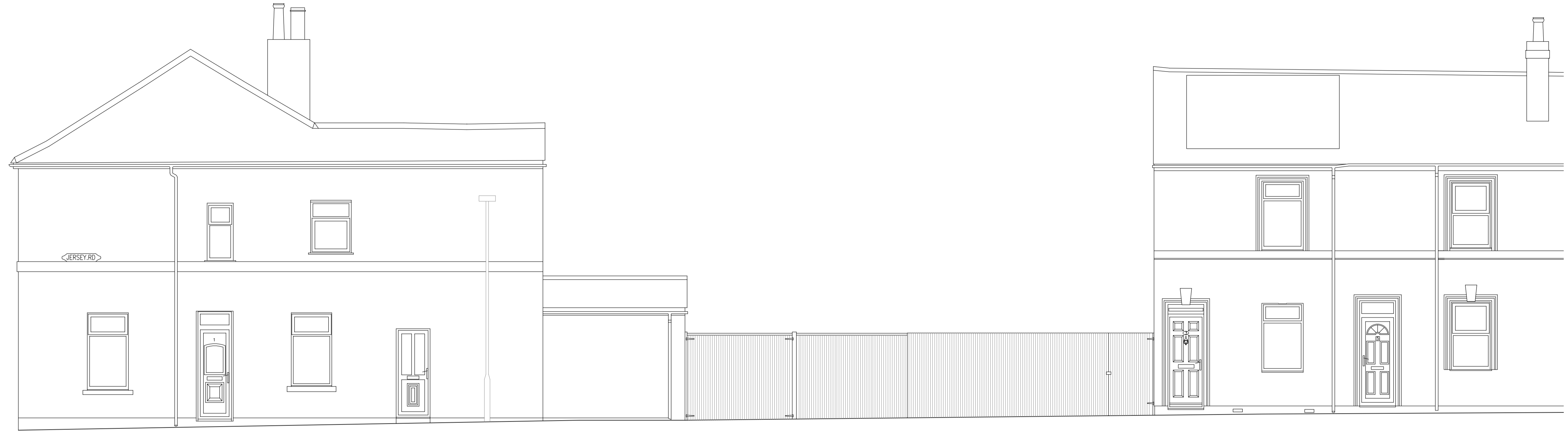
Scale As Shown at A1

Drawing No. 1625(SK)002(A)

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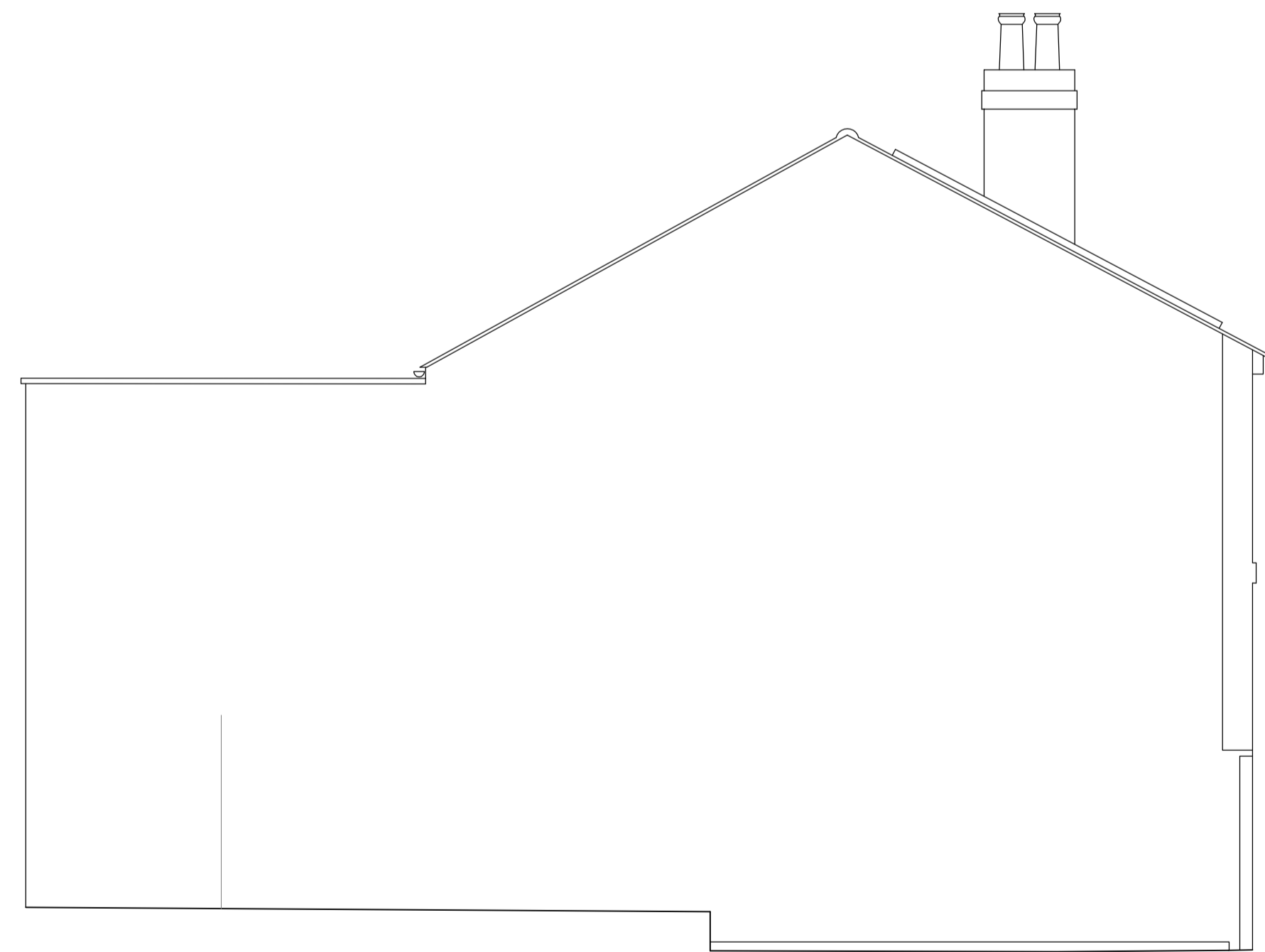
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1-5 JERSEY ROAD
FRONT/SOUTH-WEST ELEVATION

DATUM: 17.00m A.O.D.



3 JERSEY ROAD
SIDE/NORTH-WEST ELEVATION

DATUM: 17.00m A.O.D.

Notes

- Datum : Ordnance Survey level datum via OS Active GPS Network
- Survey contents correct as of date of survey and survey undertaken to agreed specification
- All critical dimensions to be checked prior to site works

AD HORNER LTD
LAND AND MEASURED BUILDING SURVEYORS

Title 1 Jersey Road, Gloucester GL1 4AZ - Elevations

Client S Dabbs

Date August 2022

Drawing No. 6811-04AUG22-02

Plot scale 1 : 50 on A1 Sheet
Digital scale 1 CAD unit : 1 metre

Revision

Surveyed LM Checked JKW

0 metres 2.5