

Application for Outline Planning Permission with some matters reserved

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

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

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- Access
- Appearance
- Landscaping
- Layout
- Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

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](#).
- **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 the proposed development

Has the work already been started without planning permission?

- Yes
- No

Site Area

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

Unit

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

Car park

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

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:

10

Total proposed (including spaces retained):

3

Difference in spaces:

-7

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:

Other

Other (please specify):

None

Existing materials and finishes:

None

Proposed materials and finishes:

TBA

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

DS26/22

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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Mains sewer

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

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'.

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.

Waste Storage and Collection

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

- Yes
 No

If Yes, please provide details:

Space made available

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

0

3 Bedroom:

1

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
	0	0	1	0	0	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	1
Total existing residential units	0
Total net gain or loss of residential units	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

Trade Effluent

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

- 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

Mr

First Name

Alan

Surname

Wood

Declaration Date

21/09/2022

Declaration made

Declaration

I / We hereby apply for Outline planning permission: Some matters reserved 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.

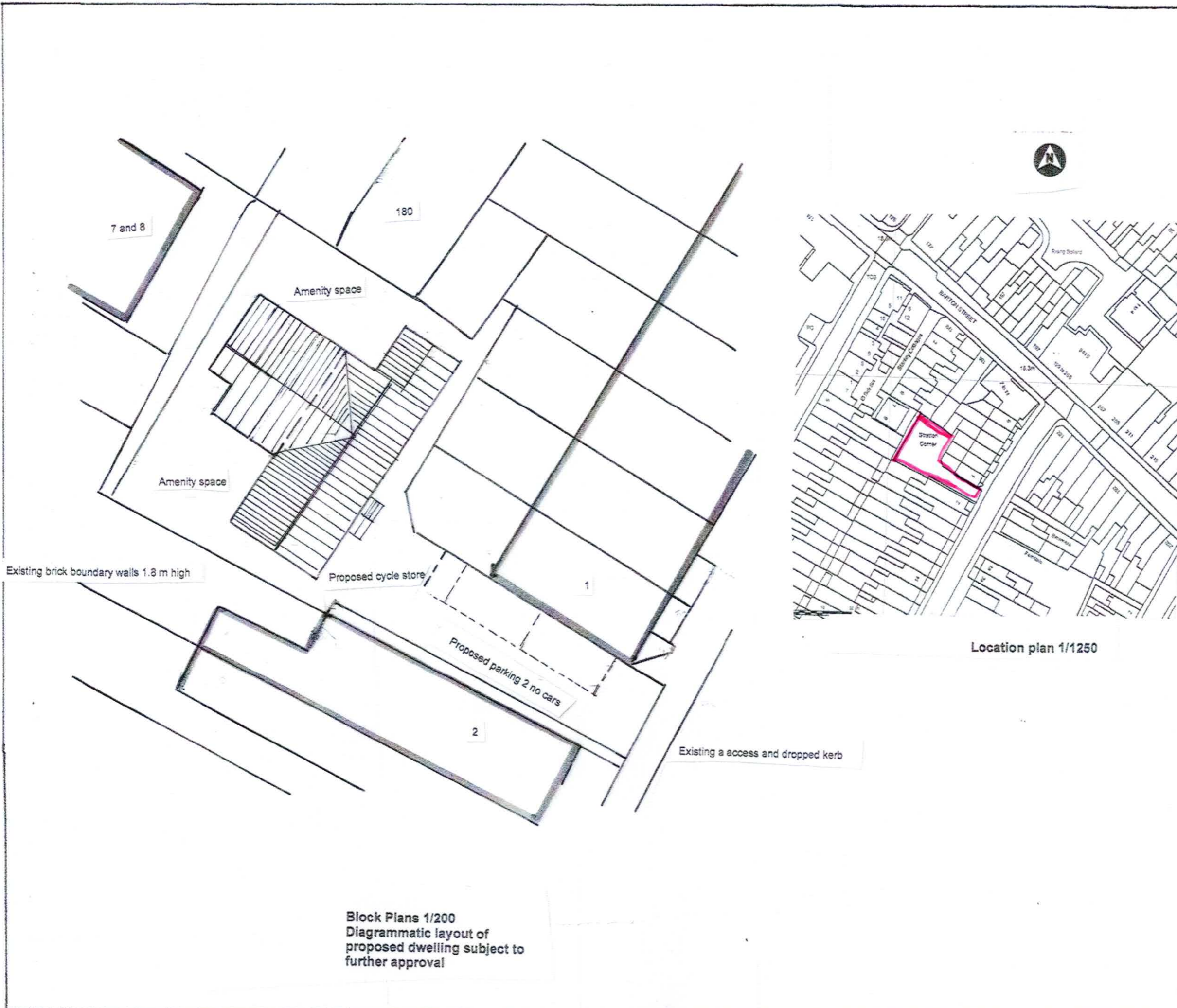
I / We agree to the outlined declaration

Signed

Alan Wood

Date

21/09/2022




NOTES:
 All dimensions must be checked on site and not scaled from this drawing.
 Ordnance Survey Crown copyright 2012
 All rights reserved. Licence number
 20100036400
 All works to be carried out in accordance with specification and engineers design sheets and sketches.

Design Sheets
 Job Number
 Alan S Wood is not responsible for any works commenced by the client / builder prior to the issue of all statutory approvals

30% @ 1:50	30% @ 1:200	50% @ 1:100
100% @ 1:200	100% @ 1:200	100% @ 1:200
100% @ 1:200	100% @ 1:200	100% @ 1:250

A	Date	Revisions

 **Alan S Wood**
 Architectural Design and Surveyors

Client
 Mr Panchbhaya

Job Title
 Outline planning application
 For a dwelling. (Some matters Reserved)

Drawing Title
 Land to te rear of Stratton Corner
 Stratton Road
 Gloucester

Scale
 1/200 1/1250

Date
 Drawn by

Drg No.
 26/1/22

Block Plans 1/200
 Diagrammatic layout of
 proposed dwelling subject to
 further approval

Design and Access Statement

**Outline planning application for a dwelling (With some matters reserved) at land to the rear of Stratton Corner.
Stratton Road
Gloucester
for
Mr s Panchbhaya**

Introduction proposed

Alan S Wood have prepared this Design and Access Statement on behalf of Mr S Panchbaya in support of, and to be read in conjunction with, the outline planning application with some matters reserved for a detached dwelling on land at the rear of Stratton Corner, Stratton Road, Gloucester.

The purpose of this statement is to provide information on the design and access content of the proposed development, particular as regards proposed site, use, access, amount, layout and scale.

This information should be read in conjunction with the submitted plans ref: 26/01/22 also available with this application.

Opinions and information provided in this document have been provided using due care and diligence. It should be noted and is expressly stated that no independent verification of any information supplied to Alan S Wood. has been made.

Background Information

The site is a former car park and is located to the rear of the properties know as Stratton Corner. The former car park is tarmacadamed and white lines delineate the car spaces. The site is vacant and has been for some time.

The site is located within an established residential area.

The applicant wishes to build a single storey property for his partially disabled father and career's. At present Mr Panchbhaya lives locally in a three storey house and is finding it difficult, due to his partial disability.

Amount / Design

The proposed dwelling will be detached single and subject to further design criteria at the reserved matters stage. Constructed in materials to match the local area. It is proposed that the property would be single storey

The orientation of the roofs, will be of gabled construction at various widths to accommodate the various rooms required. It is anticipated PV panels may be installed on the roof to take advantage of the available sunlight.

The new dwelling will be assimilated to match those in the local environs.

Layout

The site layout, siting and design are reserved for future approval. However, due consideration will be given to the needs of the applicant.

Scale of Layout / Location

The site is located within an established residential area. The scale of the property will be commensurate to the applicant's needs. Access will be through the existing access from Stratton Road. There is already a dropped kerb from the highway.

Sufficient car parking (2 spaces), cycle and bin storage will be available for the proposed dwelling on site.

The property will both have sufficient amenity space.

Landscaping

The existing site is encompassed with brick walls at a height of 1.8m approx. these are existing and to be retained

To the front of the site is green security fencing and gates.

The existing tarmacadamed surfaces will be removed and laid either to slabs or grass, making them disabled access friendly.

Materials

To be agreed

Access

The new property will be provided with 2 car parking spaces and pedestrian access off Straton Road, which already exists..

New Sunlight / Daylight Assessment / Overlooking

It is envisaged the new property will be single storey and will not present an overlooking problem to the adjacent properties or intrude on their private amenity space.

No sunlight / daylight assessments are required as the proposed location of the dwelling will not interfere with neighbouring properties.

Flood Risk Assessment

No flood risk assessment is required as the site is a Zone 1.

Mains Services

Mains Gas – Electric – Water and telephone are available in the road.

Mains sewerage will connect into the existing system.

Storm water drainage will be provided to the new dwelling.

Notes

The following will be included

- 1) Low flow taps / dual flush toilets to the proposed dwelling.
- 2) High insulating materials to roof / walls and floors for construction.
- 3) Efficient A rated boiler and radiators with thermostatic valves. Room stats .
- 4) LED Lighting
- 5) Porous block paviments to car parking space
- 6) Water butts and / or soakaways for rainwater
- 7) Sustainable building materials
- 8) The inclusion of Solar /PVA panels to be considered.

Conclusion

It is considered that the proposed dwelling is in a sustainable location with easy access to facilities and could be constructed in character within the area. Thus making use of a redundant site and providing accommodation for a partially disabled person / careers.