

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" value="39"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Bishops Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Gloucester"/>
Postcode	<input type="text" value="GL4 5FP"/>

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

Easting (x)	<input type="text" value="386347"/>
Northing (y)	<input type="text" value="216778"/>

Description

2. Applicant Details

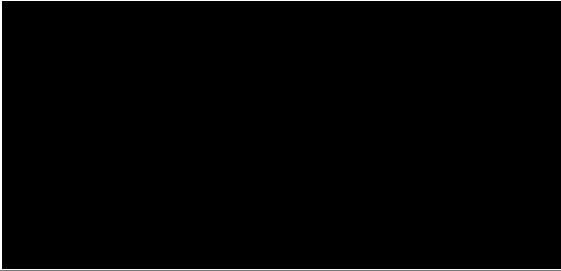
Title	<input type="text" value="MR"/>
First name	<input type="text" value="MIKE"/>
Surname	<input type="text" value="STEWARD"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="39, Bishops Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Gloucester"/>
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

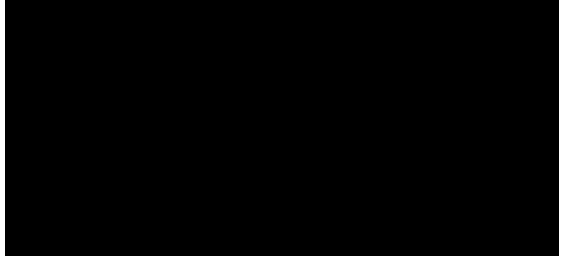
Address line 3

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 CAVITY CONSTRUCTION
Description of proposed materials and finishes:	FACING BRICK CAVITY CONSTRUCTION

5. Materials

Roof	
Description of existing materials and finishes (optional):	CONCRETE ROOF TILES
Description of proposed materials and finishes:	CONCRETE ROOF TILES

Windows	
Description of existing materials and finishes (optional):	UPVC DOUBLE GLAZED
Description of proposed materials and finishes:	UPVC DOUBLE GLAZED

Doors	
Description of existing materials and finishes (optional):	UPVC DOUBLE GLAZED
Description of proposed materials and finishes:	UPVC DOUBLE GLAZED

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	FENCE
Description of proposed materials and finishes:	NO CHANGE

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	DRIVEWAY
Description of proposed materials and finishes:	NO CHANGE

Lighting	
Description of existing materials and finishes (optional):	240V
Description of proposed materials and finishes:	NO CHANGE

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

DRAWINGS:
39BR-A-G-001
39BR-A-G-002

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

First name

Surname

Declaration date (DD/MM/YYYY)

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.

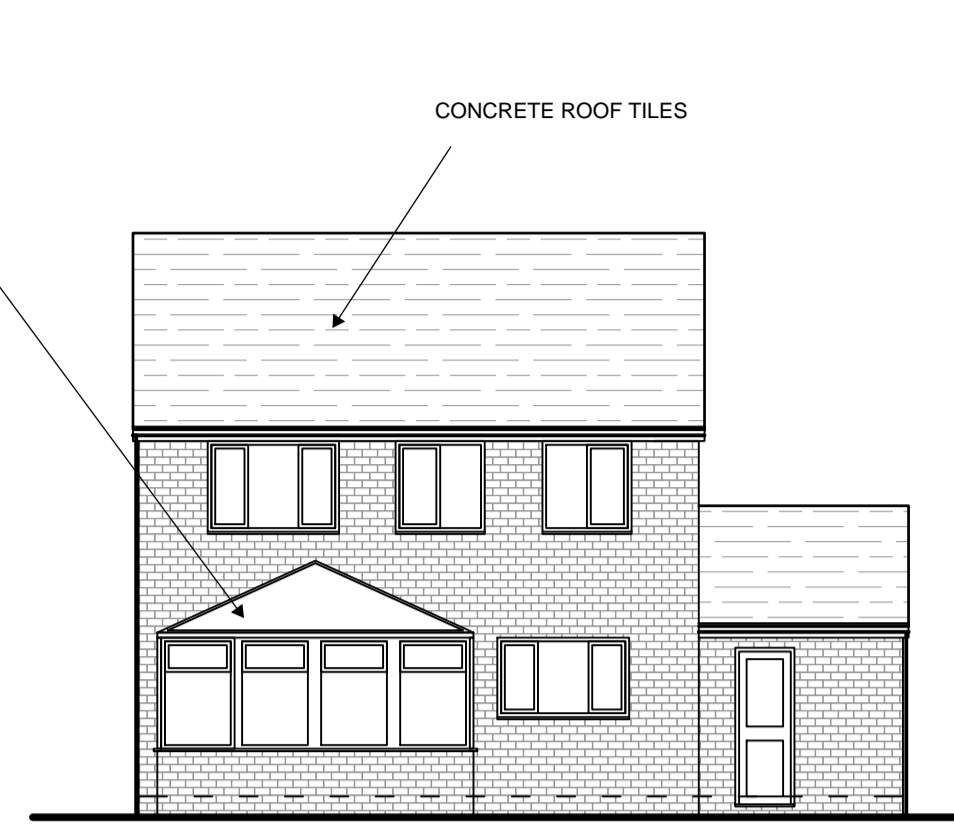
Date (cannot be pre-application)

07/10/2021

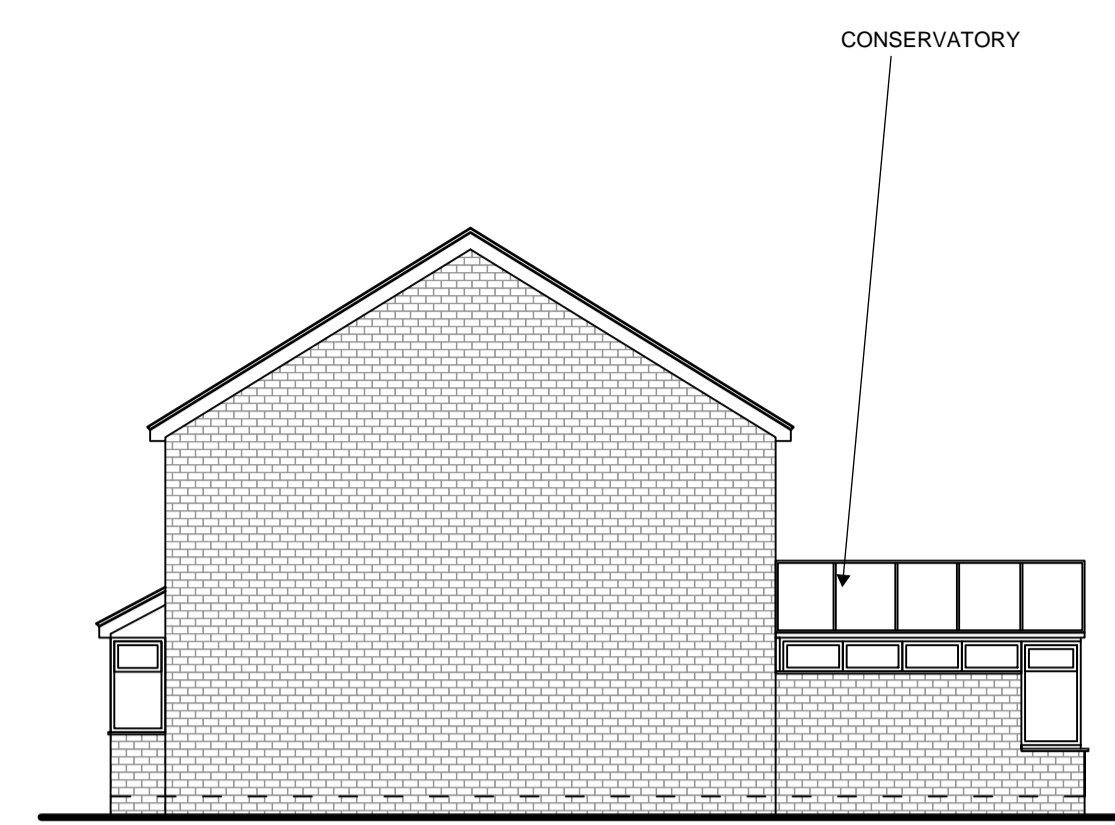


FRONT ELEVATION - 1:100

ELEVATION ON A - 1:100



REAR ELEVATION - 1:100

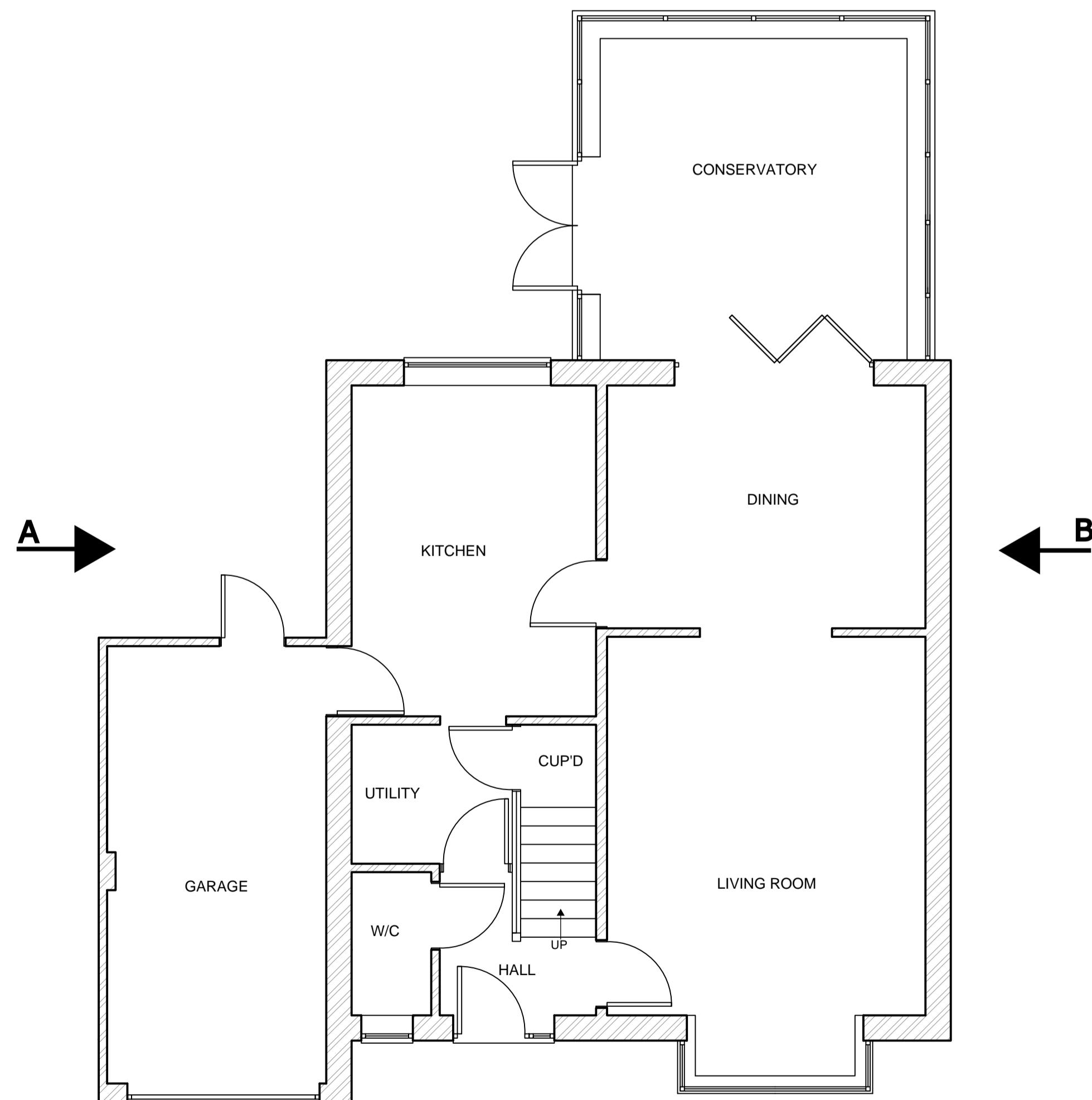


ELEVATION ON B - 1:100

THIS BAR SHOULD SCALE 5M @ 1:100

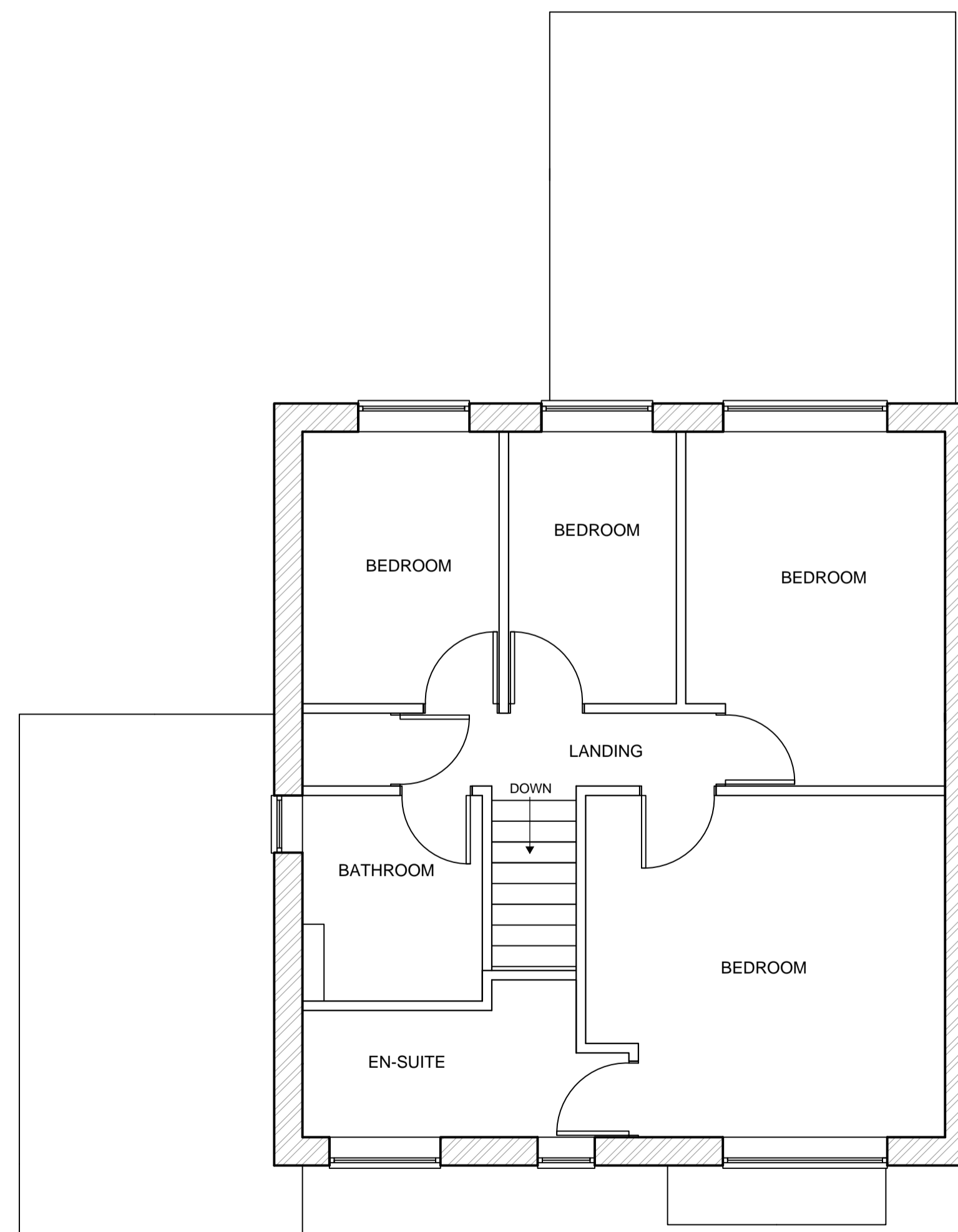


BLOCK PLAN EXISTING 1:500



AS EXISTING GROUND FLOOR PLAN - 1:50

THIS BAR SHOULD SCALE 5M @ 1:50



AS EXISTING FIRST FLOOR PLAN - 1:50



BLOCK PLAN PROPOSED 1:500



SITE LOCATION PLAN 1:1250

REV A: BLOCK PLANS UPDATED, APRIL 2022

CLIENT/PROJECT:
M STEWARD
PROPOSED EXTENSION AND ALTERATIONS TO PROPERTY
39 BISHOPS ROAD, GLOS GL4 4FP

TITLE:
AS EXISTING PLANS AND ELEVATIONS INCLUDING SITE
LOCATION AND BLOCK PLAN

SCALE:
1:1250, 1:500, 1:100 AND 1:50 @ A1

DATE:
SEPTEMBER 2021

MS-39BR-A-G-001A

FOR PLANNING ONLY

- NOTES**
- 1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION. (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)
 - 2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS
 - 3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS
 - 4) ALL WORKS TO BE CARRIED OUT UNDER ALOCAL AUTHORITY BUILDING NOTICE. ALL BUILD NOTES ARE GIVEN BASED ON STANDARD BUILDING REGULATIONS DETAILS AND MAY VARY. CONSTRUCTION METHODS MAY VARY ACCORDING TO BUILDERS PREFERENCE AND BUILDING CONTROL OFFICER REQUIREMENTS. THESE DRAWINGS ARE PRODUCED FOR PLANNING ONLY.

BACKGROUND AND PURGE VENTILATION
 Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of 2500mm² and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
 Purge ventilation - New Windows/rooftlights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
 Internal doors should be provided with a 10mm gap below the door to aid air circulation.
 Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

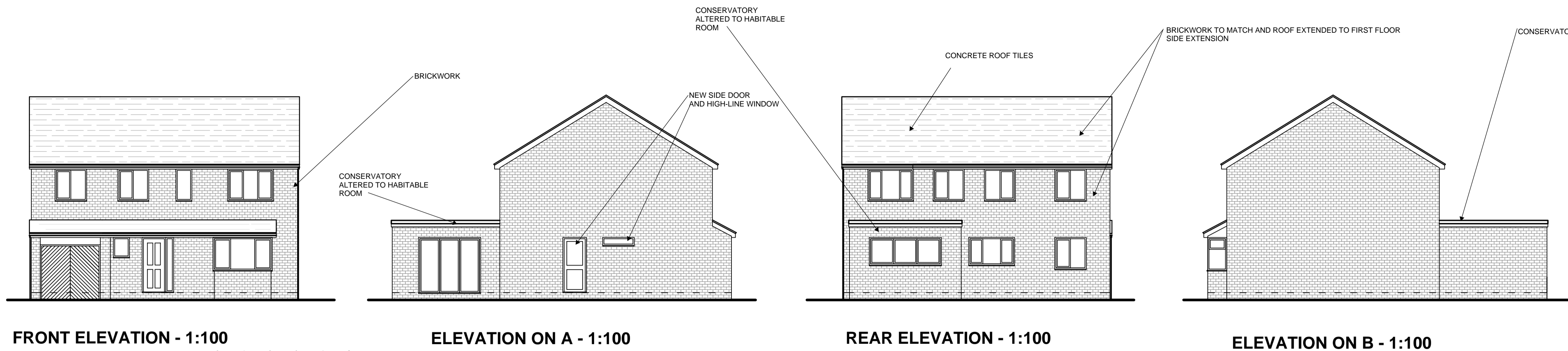
EXTRACT TO BATHROOM
 Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN
 Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

ELECTRICAL
 All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
 Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING
 Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.



THIS BAR SHOULD SCALE 5M @ 1:100

WALLS BELOW GROUND
 All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

SOLID FLOOR INSULATION UNDER SLAB
 To meet min U value required of 0.22 W/m²K
 Solid ground floor to consist of 150mm consolidated well rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm Kingspan Kootherm K3.
 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
 Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.
 Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

FULL FILL CAVITY WALL
 To achieve minimum U Value of 0.28W/m²K
 New cavity wall to comprise of 105mm facing brick to match existing. Full fill the cavity with Dritherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16. (Alocrete, Celcon solar, Topblock topite standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.5 cement mortar.

LINTELS
 - For uniformly distributed loads and standard 2 storey domestic loadings only
 Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
 For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

NEW AND REPLACEMENT WINDOWS
 New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

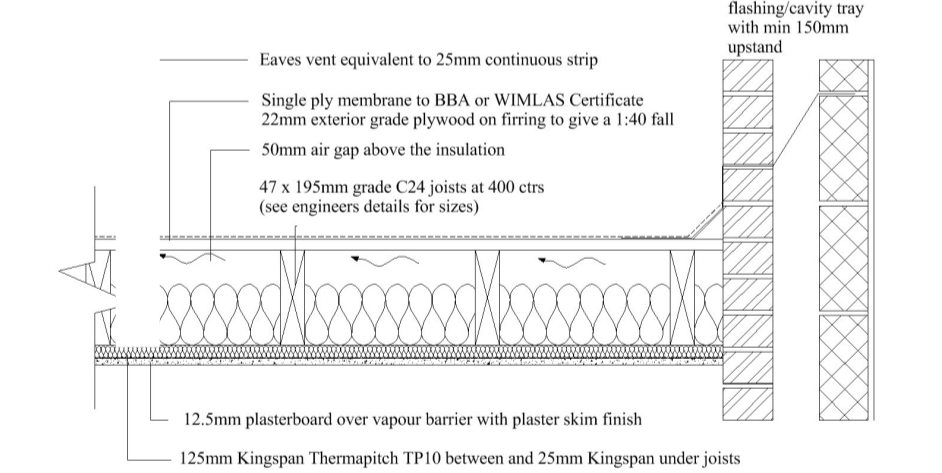
NEW AND REPLACEMENT DOORS
 New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

SAFETY GLAZING
 All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

ESCAPE WINDOWS
 Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

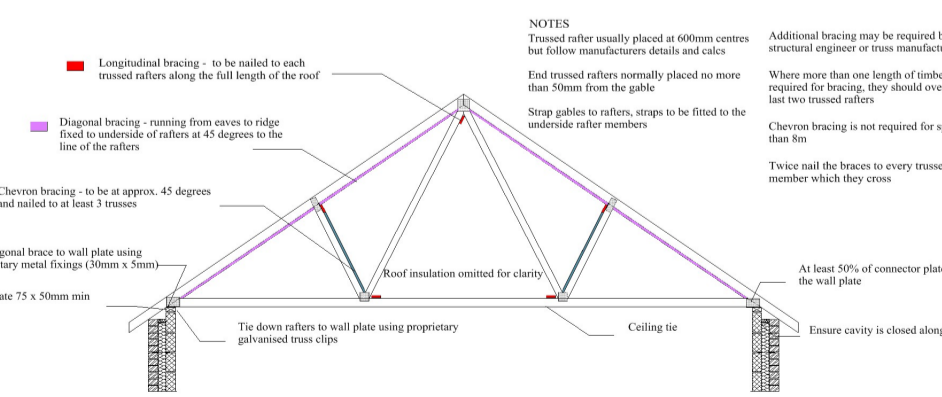
VENTILATED FLAT ROOF
 (imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
 To achieve U value of 0.16 W/m²K
 Flat roof to be single ply membrane roofing with aa fire rating as specialist specification, with a current BBA or WIMLAS Certificate on 22mm exterior grade plywood, laid on firings to give a 1:40 fall on 47 x 195mm grade C24 joists at 400 ctrs max span 4.51m (see engineer's details for sizes). Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stepped back to allow a continuous 50mm air gap above the insulation for ventilation. Insulation to be 125mm Kingspan Thermafool between joists and 25mm Kingspan under joists. Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish.
 Provide cavity tray where pitched roof meets existing wall. Provide restraint to flat roof by fixing using of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. Workmanship to comply to BS 8000:4.
THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

COLD FLAT ROOF



TRUSSED RAFTER ROOF
 Pitched roof to be formed using proprietary prefabricated manufactured trusses. Design of roof trusses to be produced by specialist truss manufacturer to BS EN 596:1995 and submitted to Building Control for approval prior to commencement of work. Trusses to be placed at max 600cctrs in accordance with BS 8103-3:2009 and BS EN 1195-1 on suitable wall plates fixed using proprietary galvanised steel clips. All strapping, fixing and tracing to be in accordance with manufacturer's instructions. Mechanically fix trusses to 100 x 50mm sw treated wall plates using galvanised steel truss clips.
 Form ceiling using 12.5mm plasterboard and min 3mm triple multi-finish plaster and lay 150mm Rockwool insulation between ceiling joists with a further 170mm layer over joists (cross direction). Provide polythene vapour barrier between insulation and plasterboard. Ensure opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details.

FINK TRUSS ROOF

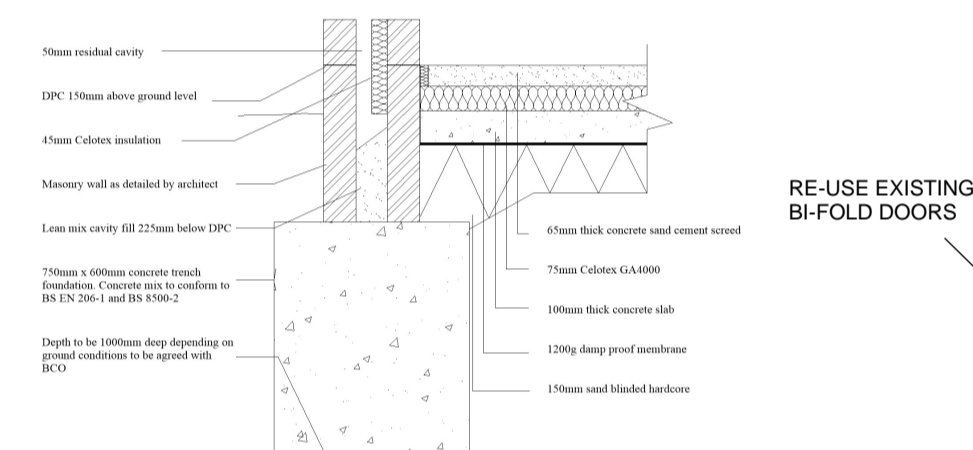


ABOVE GROUND DRAINAGE
 All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

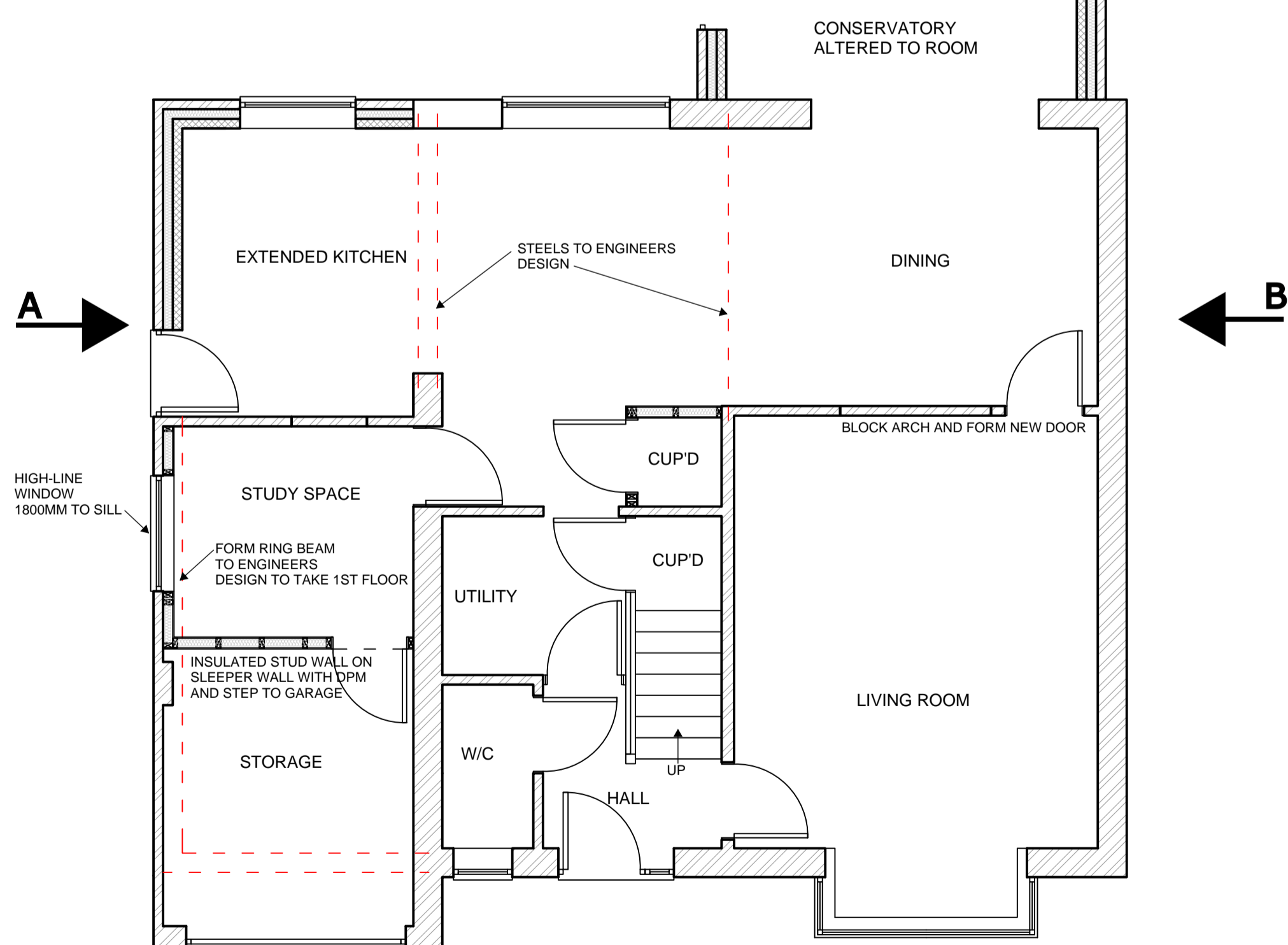
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
 Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
 Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
 W/C - 6m for 100mm pipe for single W/C
 All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
 Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
 Waste pipes not to connect on to SVP within 200mm of the WC connection.
 Supply hot and cold water to all fittings as appropriate.

TRENCH FOUNDATION
 Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

TRENCH FOUNDATION

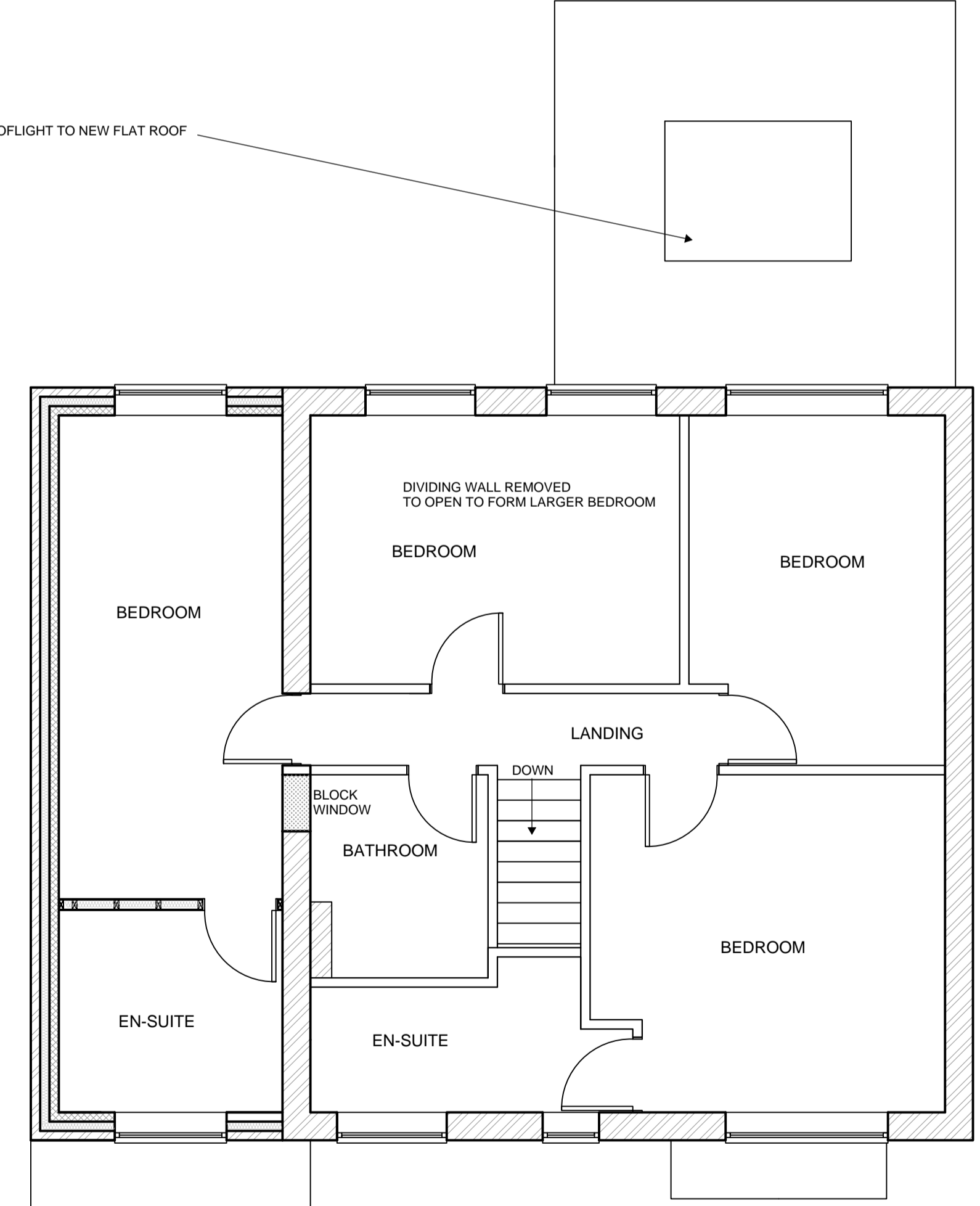


RE-USE EXISTING BI-FOLD DOORS



AS PROPOSED GROUND FLOOR PLAN - 1:50

THIS BAR SHOULD SCALE 5M @ 1:50



AS PROPOSED FIRST FLOOR PLAN - 1:50

FOR PLANNING ONLY



CLIENT/PROJECT:
 M STEWARD
 PROPOSED EXTENSION AND ALTERATIONS TO PROPERTY 39 BISHOPS ROAD, GLOS GL4 9FP
TITLE:
 AS PROPOSED PLANS AND ELEVATIONS
SCALE:
 1:100 AND 1:50 @ A1
DATE:
 OCTOBER 2021
 MS-39BR-A-G-002