

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	93
Suffix	
Property name	
Address line 1	Deans Way
Address line 2	
Address line 3	
Town/city	Gloucester
Postcode	GL1 2QA

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

Easting (x)	383311
Northing (y)	219574

Description

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Chisangowerota
Company name	
Address line 1	93, Deans Way
Address line 2	
Address line 3	
Town/city	Gloucester
Country	

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):	

5. Materials

Description of proposed materials and finishes:	Brick to match existing Composite cladding to the dormer
---	---

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Slate to match existing

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	upvc to match existing

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

1604-P-100A, 1604-P-200, 1604-P-201, 1604-P-210C, 1604-P-211A, 1604-P-700, 1604-P-710C

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

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

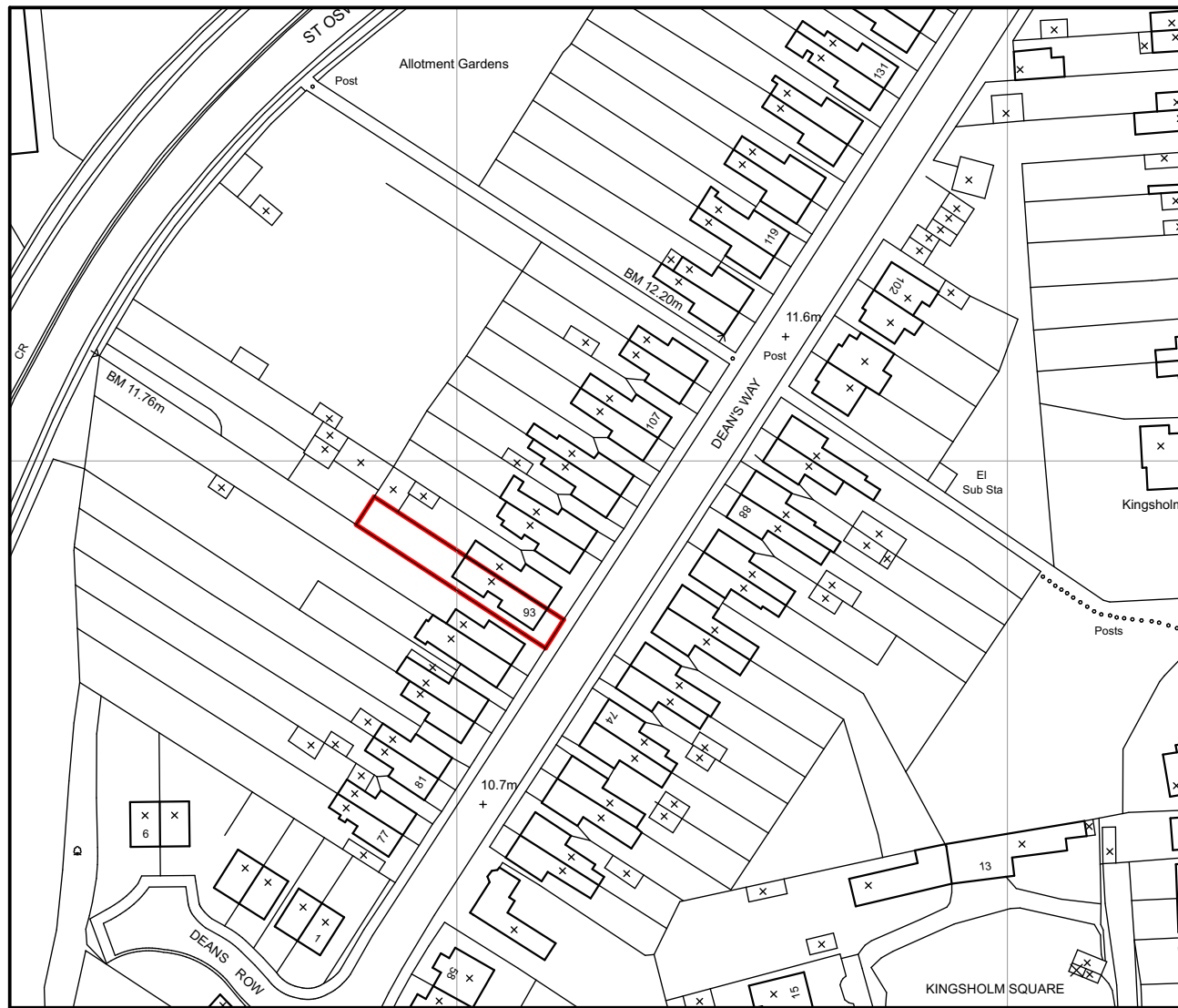
Declaration date (DD/MM/YYYY)

Declaration made

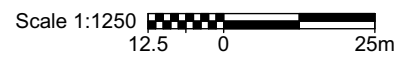
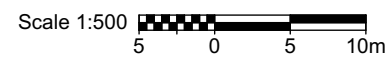
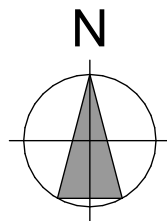
13. Declaration

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.

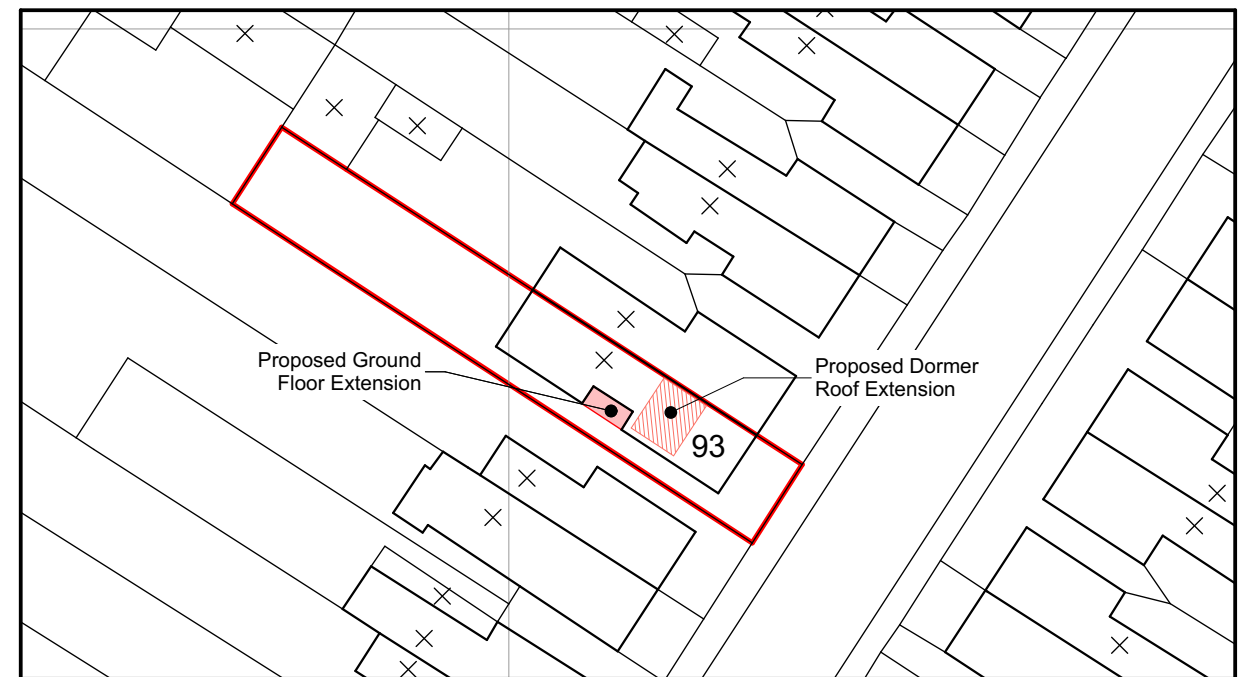
Date (cannot be pre-application)



Site Location Plan as Existing
1:1250



Block Plan as Existing
1:500



Block Plan as Proposed
1:500

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REV.: DATE - DESCRIPTION

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CLIENT
Mr & Mrs Chisangowerota

PROJECT
Extension and Alterations to
93, Deans Way, Gloucester

STATUS
PLANNING ISSUE

DRAWING TITLE
Site Location Plan, Existing
and Proposed Block Plans

DATE August 2021

SCALE 1:500, 1:1250@A3

**METRIC
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ARCHITECTURE

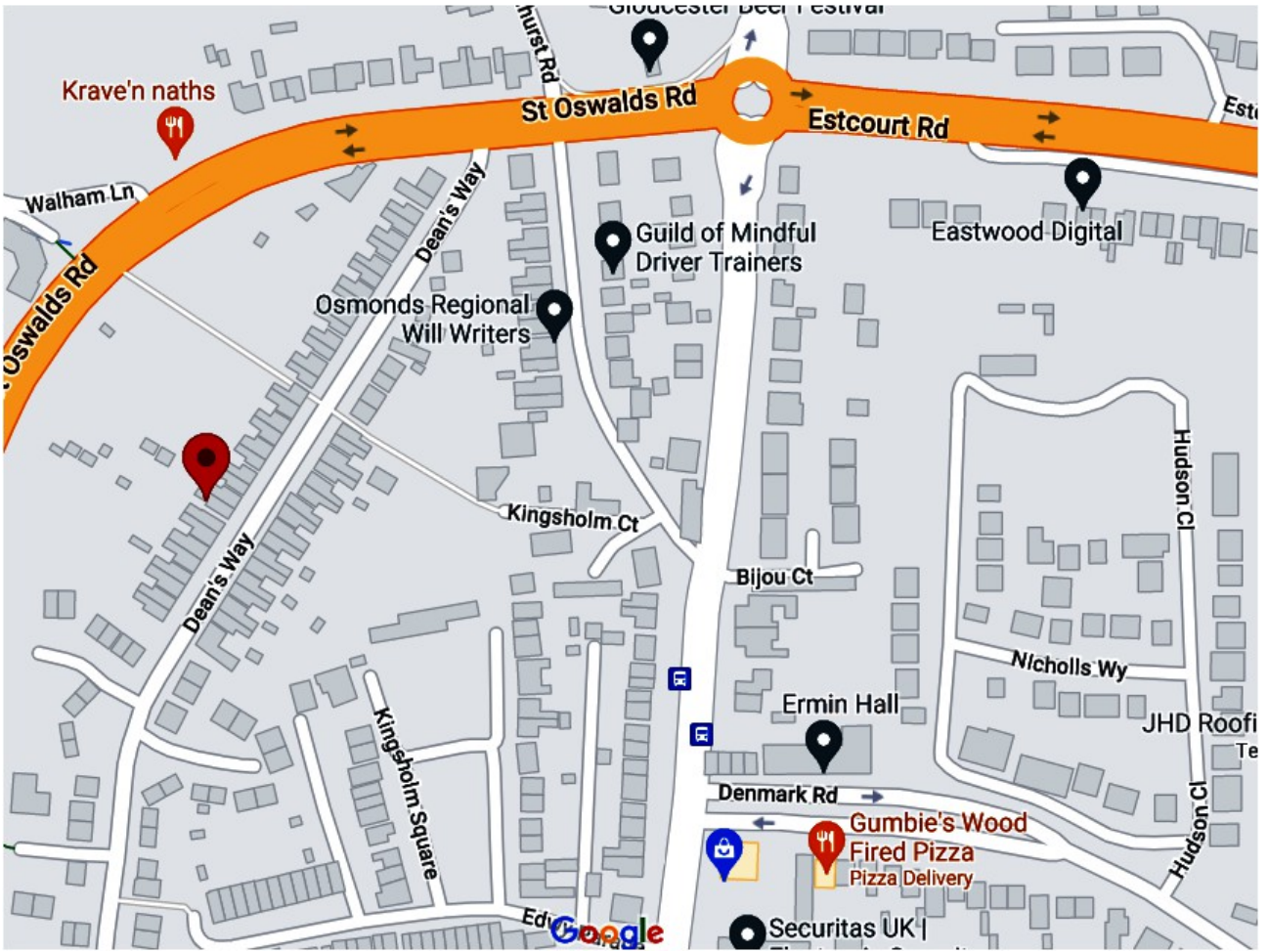
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DRAWING NO. **1604-P-100** REV **A**

FLOOD RISK ASSESSMENT FOR MINOR DEVELOPMENT

93 DEANS WAY GLOUCESTER GL1 2QA

DATED : 18 MAY 2022



GEOGRAPHICAL LOCATION

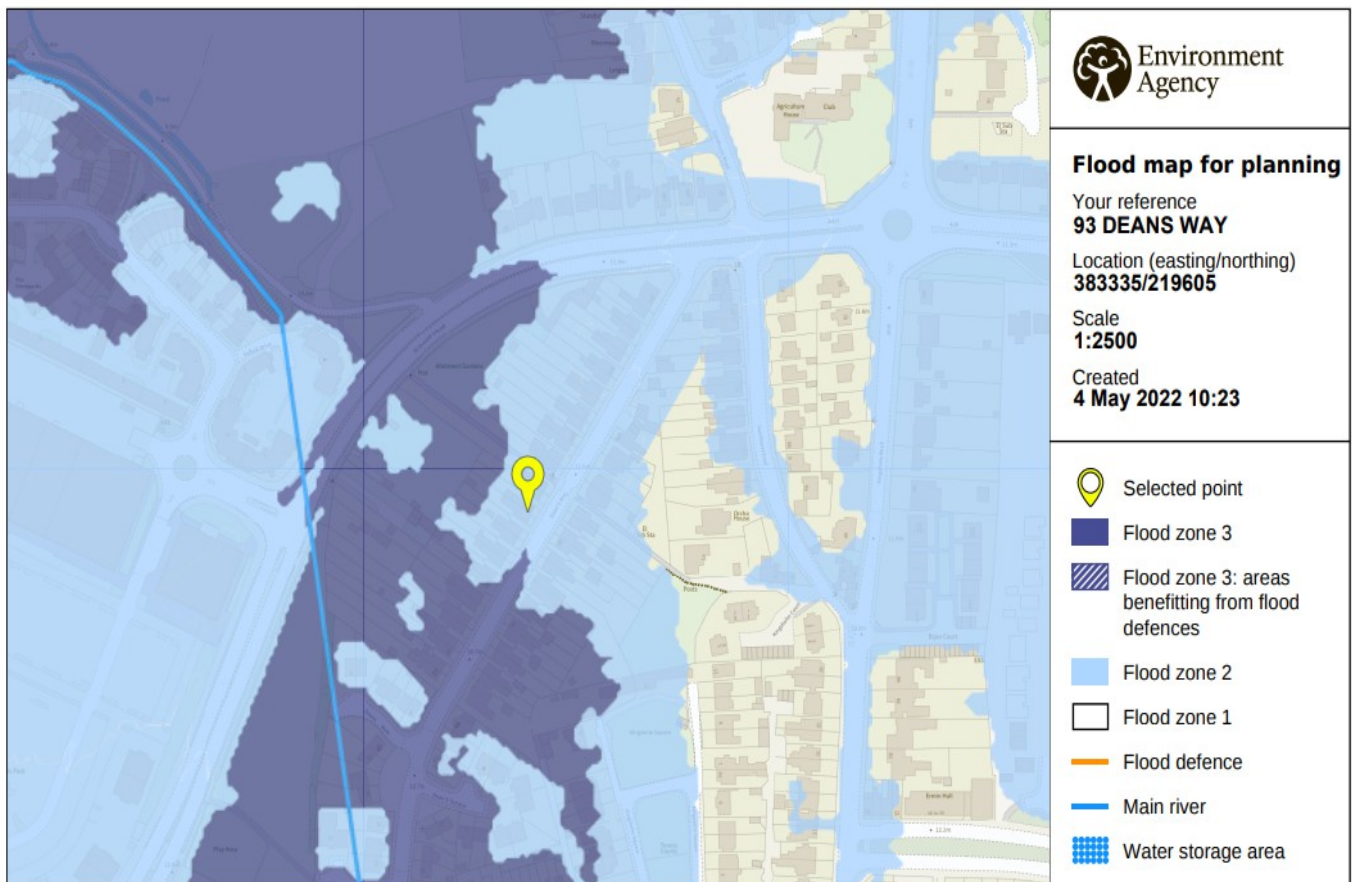
Flood map for planning

Your reference
93 DEANS WAY

Location (easting/northing)
383335/219605

Created
4 May 2022 10:23

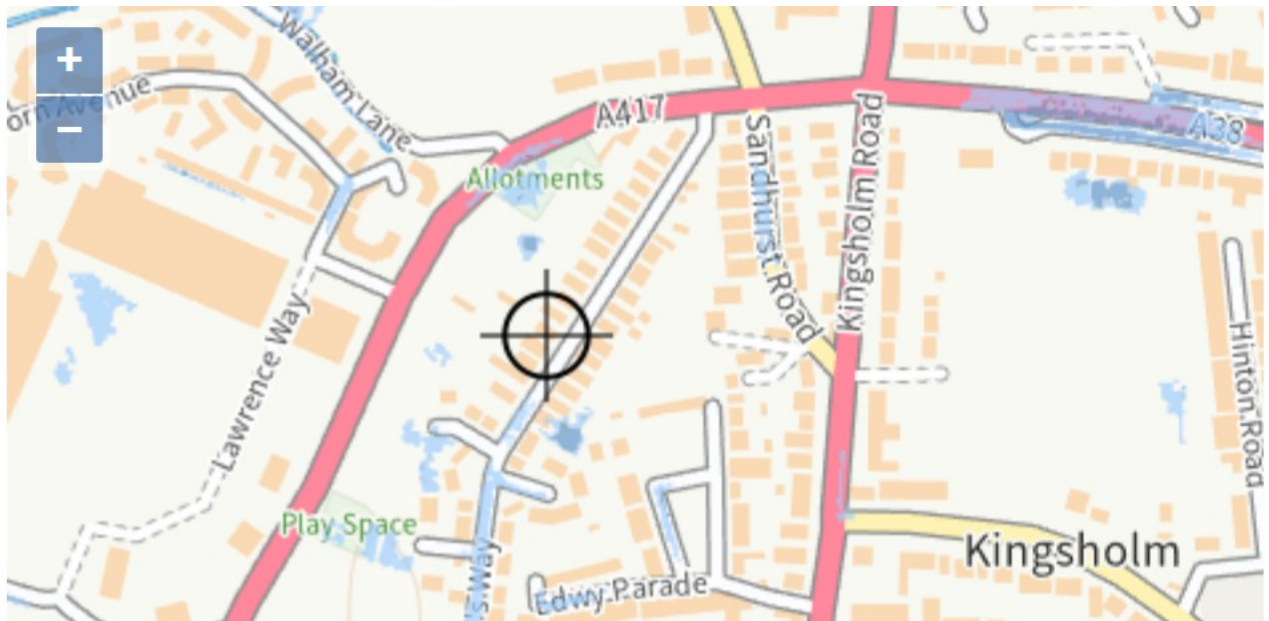
Your selected location is in flood zone 2, an area with a medium probability of flooding.



EA MAPPING FOR SURFACE WATER FLOOD RISK

Extent of flooding from surface water

● [High](#) ● [Medium](#) ● [Low](#) ○ [Very low](#) ⊕ Location you selected



Extent of flooding from surface water

● [High](#) ● [Medium](#) ● [Low](#) ○ [Very low](#) ⊕ Location you selected

Threat signified as “very low”

Medium threat is equivalent to the 1 in 100 flood return.

PROPOSED MINOR DEVELOPMENT : A SHOWER ROOM AND TOILET AT 93 DEANS WAY GLOUCESTER GL1 2QA

This report is compiled for a planning application . Detailed plans are supplied by the applicant within the application. It is written under the criteria within the National Planning Policy Framework (NPPF) and the Environment Agency (EA) Guidance notes to local authorities.

Guidance published by the Environment Agency indicates that in the case of minor developments of this nature the level of information should be reduced to a level sufficient to match the potential for damage. This flood risk assessment has been prepared in accordance with that guidance.

According to the EA the site falls in Flood Zone 2. .The fluvial flood risk is from the The River Twyer which is a subsidiary of the River Severn. The surface water mapping from the EA shows that any flood threat from this source would be very low – if any at all.

The classification of the threat to the proposal is “more vulnerable” as it is a residential application.

The Criteria

NPPF criteria states that minor development of this nature does not qualify for the sequential test but that a flood risk assessment must be compiled. Under the NPPF criteria the proposal is looked upon as a “minor development”. The exception test is covered by this report.

The proposal is needed to create more space within the domicile. Under NPPG it states that minor developments are unlikely to cause significant flood risk unless they :

- Have an adverse effect on a watercourse , flood plain or its flood defences
 - Would Impede access to flood defence and management facilities, or •
- Where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows .

None of the above applies in this case.

The NPPF definition of minor development is as follows

Minor non residential extensions:: industrial/commercial/leisure etc. extensions with a footprint less than 250 m2.

Alterations:: development that does not increase the size of buildings e.g. alterations to the external appearance. householder development:

For example; sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions in the existing dwelling itself.

According to the EA's advices the minimum requirements for an FRA that is submitted to the Local Planning Authority for Residential/Industrial/Commercial extensions less than 250m² within Flood Zone 2 and 3 should confirm that:

Floor levels within the proposed development will be set no lower than existing levels

AND

Flood proofing of the proposed development has been considered by the applicant and will be incorporated where appropriate.

OR

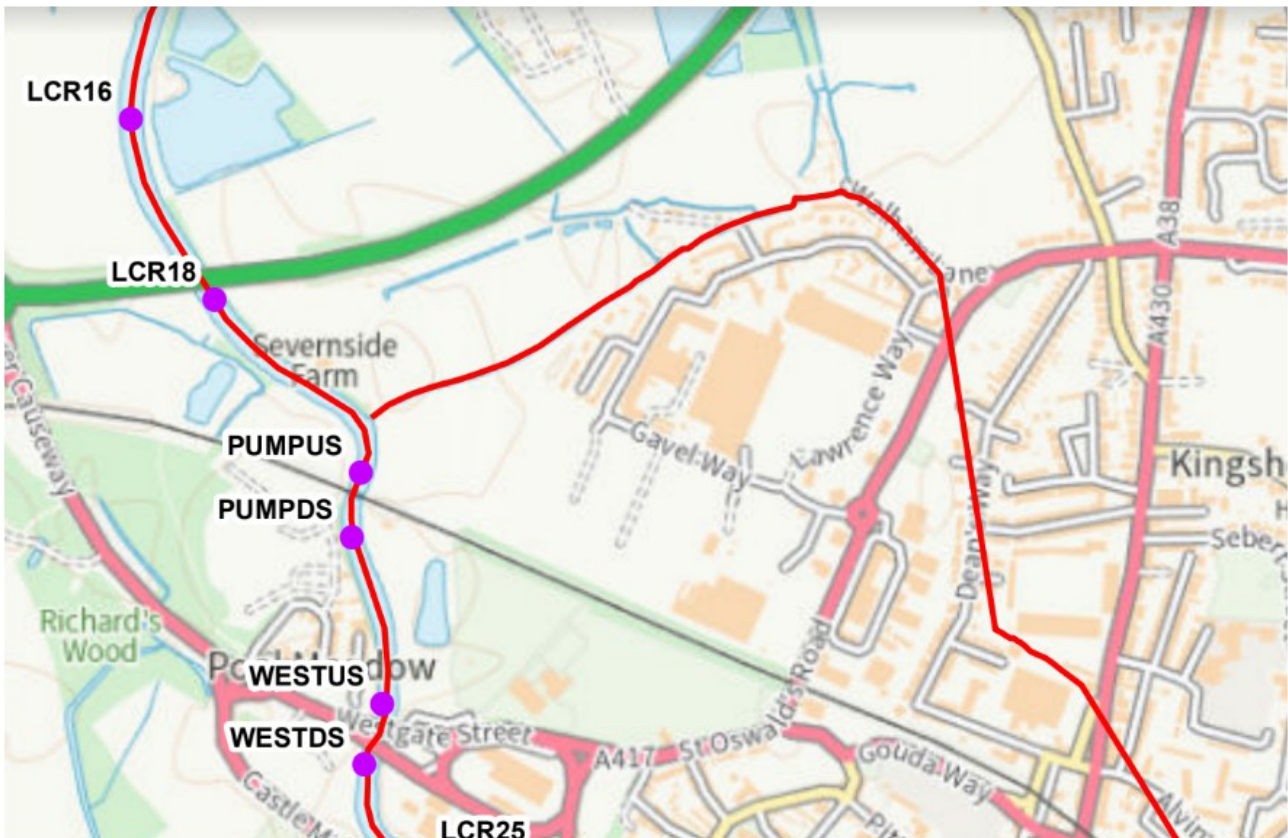
Floor levels within the extension will be set 300mm above the known or modelled 1%(1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal and coastal flood level. This must be demonstrated by a plan to OS Datum/GPS showing finished floor levels relative to the known or modelled flood level. I

It is considered that the first option is applicable in this case. This is a minor extension to the property and should be set at the same level as the existing ground floor level of the house.

SITE MAPPING.

Product 4 flood mapping has been provided by the EA in order for this to be compared to a topographical survey for the site . The EA flood information is laid out on the page below

NODE POINTS FOR FLOOD LEVELS.



Caveat from the EA

Please note; the River Twyver is partially culverted in this location and will also pose a risk of flooding to the site. There is currently no detailed modelling available from the Agency for the River Twyver for this location.

Taking this into account Node Point WESTUS is chosen as the node point for reference.

FLOOD LEVELS CHART

On Page below

The EA states

The Flood Map for Planning (Rivers and Sea) indicates the area at risk of flooding, assuming no flood defences exist, for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring in any year for fluvial (river) flooding (Flood Zone 3). It also shows the extent of the Extreme Flood Outlines (Flood Zone 2) which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater. The Flood Zones refer to the land at risk of flooding and do not refer to individual properties. It is possible for properties to be built at a level above the floodplain but still fall within the risk area.

EA FLOOD INFORMATION

Annual Exceedance Probability - Maximum Water Levels (m AOD) (defended)												
Node Label	Easting	Northing	20% Fluvial, 1.33% Tidal	20% Fluvial, 1% Tidal	20% Fluvial, 0.5% Tidal	20% Fluvial, 0.5% inc. 20% increase in inflows	20% Fluvial, 0.1% Tidal	1.33% Fluvial, 50% Tidal	1% Fluvial, 50% Tidal	1% Fluvial, 50% Tidal inc. 20% increase in inflows	0.5% Fluvial, 50% Tidal	0.1% Fluvial, 50% Tidal
LCR09	382915	220679	10.58	10.59	10.61	10.93	10.65	11.13	11.19	11.59	11.33	12.11
LCR12	382632	220430	10.57	10.58	10.59	10.93	10.64	11.14	11.20	11.55	11.31	12.00
LCR14	382219	220230	10.57	10.58	10.60	10.90	10.64	11.08	11.13	11.48	11.26	11.96
LCR16	382074	219913	10.55	10.56	10.57	10.88	10.61	11.07	11.13	11.49	11.25	11.95
LCR18	382191	219660	10.42	10.43	10.45	10.74	10.51	10.76	10.80	11.09	10.89	11.41
PUMPUS	382396	219418	10.47	10.48	10.50	10.83	10.56	10.94	11.00	11.36	11.12	11.84
PUMPDS	382383	219328	10.40	10.42	10.44	10.75	10.50	10.79	10.84	11.15	10.95	11.51
WESTUS	382427	219096	10.39	10.40	10.43	10.72	10.49	10.73	10.77	11.08	10.87	11.45
WESTDS	382400	2190110	10.34	10.36	10.38	10.66	10.44	10.60	10.64	10.92	10.72	11.23
LCR25	382480	218879	10.34	10.36	10.38	10.66	10.44	10.61	10.65	10.94	10.73	11.27

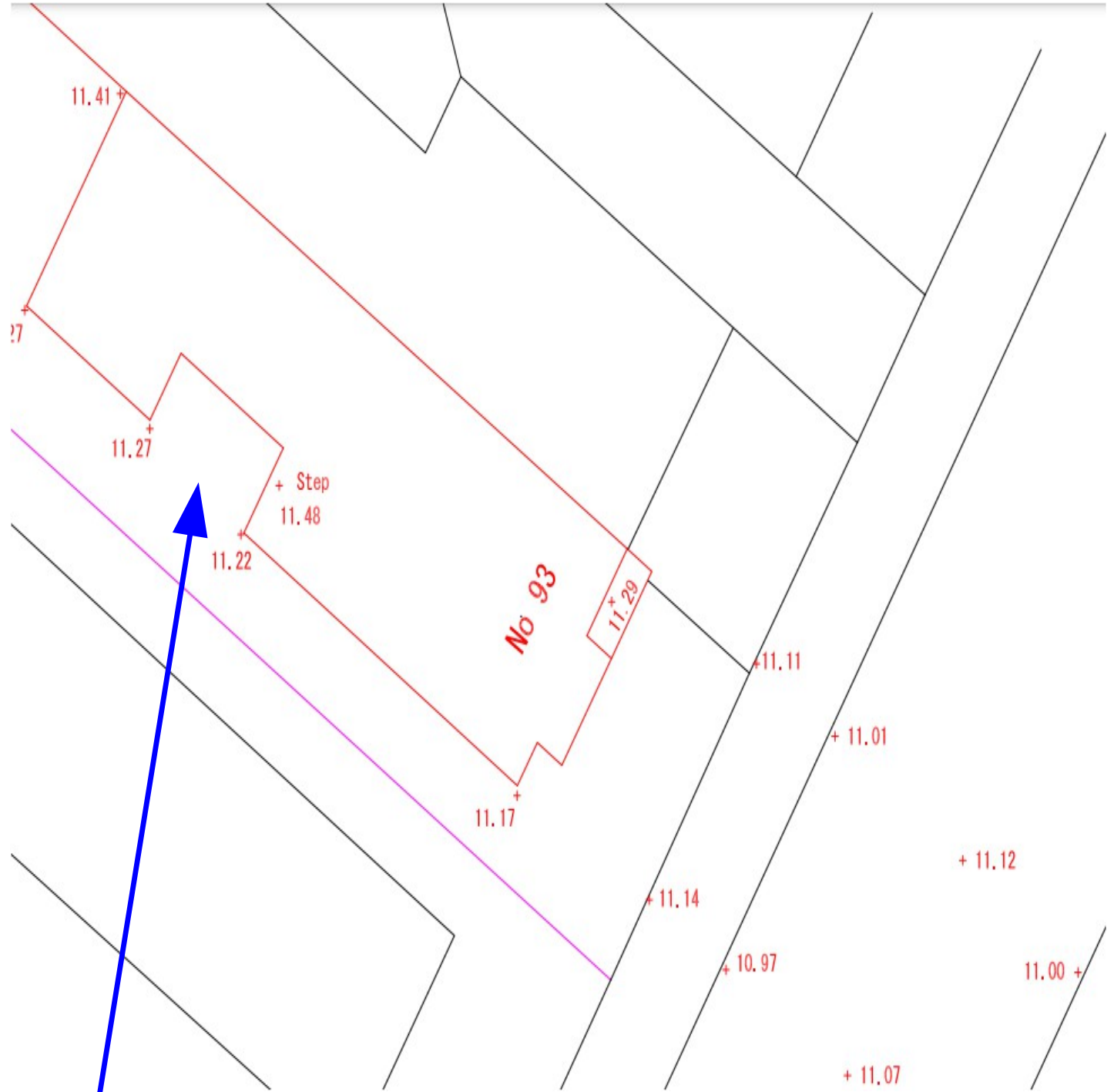
WESTUS shows a flood level of 11.08AOD for the 1% fluvial (50 % tidal including 20% increase in flows)

This is chosen to include Notional allowances as allowable in EA guidelines. See guidelines below.

“However, for 'non major' development only, in the absence of modelled climate change information it may be reasonable to utilise an alternative approach. To assist applicants and Local Planning Authorities we have provided some ‘nominal’ climate change allowances within the 'Table of nominal allowances' below.

These should be considered as appropriate within any FRA.”

TOPOGRAPHICAL MAPPING



APPLICTION SITE

COPYRIGHT	
LAND AT 93 DEANS WAY GLOUCESTER	
THREE COUNTIES FLOOD RISK ASSESSMENT	
Level Information based on Ordnance Survey Datum	
Surveyed by Jonathan Tasker AssocRICS Land Surveyor 27 Dukes Way Malvern Worcestershire	
Tel 01684 576513	
Scale 1:200 on an A4 Sheet	Ordnance Survey National Grid
April 2022	Ref 221583

From the site survey the footprint of the minor development can be seen to be at the same height as the ground floor of the existing property . It stands at 11.48AOD. This is 400mm above the flood level including climate change as required by the EA.

Access to the site is at 11.12AOD (middle of street) . This is 400mm above the flood level.

As the levels would vary due to tidal influence from the River Severn.the applicants would have safe haven within the main building in exceptional circumstances and would have access and ingress t the main property over two hour intervals With the ebb and flow of the tide. This would be available anyway from the comparison of the topographic levels to the flood levels as provided by the EA.

This however is academic as the proposed extension lies above the flood level.

Reservoir Threat

EA mapping shows there could be a threat from this source with water being born on fluvial sources. The EA considers this is hardly likely to happen due to the husbandry and inspections of reservoirs throughout the country.

Groundwater Threat

This is included in the surface water flooding mapping. This shows the threat is low – if any

at all.

Flood Resilience Measures.

These are not required because the floor level of the extension would be above the flood level plus climate change.

History of Flooding

Anecdotal evidence states there is no history of flooding at the site. This is confirmed by the assessor who has historically lived close to the site and has written numerous FRAs in this area.

Sustainable Drainage.

The extension is so small and will form part of the existing building that the run off will be minimal. There is no reason why run off cannot be fed into the mains drainage so long as interceptors are fitted to make sure clean water enters the receptor.

Otherwise a french drain can be installed to take run off to the back garden for attenuation.

A water butt could be installed for rainwater harvesting but it is understood the local authority does not accept this method.

CONCLUSION

The proposed extension has a footprint well below the 250sq.metre ceiling as quoted in the criteria of the NPPF and the EA.

It would stand above the flood level as quoted by the EA and would be built to the existing floor level of the existing property .

It also has ease of access from Deans Walk at time of any possible flood and so meets the criteria of DEFRA which allows up to 250mm of water for safe egress/ingress.

There is no threat from surface water and groundwater and the EA considers reservoir flooding is hardly likely to happen due to the history of husbandry and regular inspection of reservoirs throughout the country.

There is no reason for flooding to be used as an objection to this application. This is confirmed by the table as shown on the page below.

It should be noted that it is normal practise to consider flood risk mapping from the LAs Strategic Flood Risk Assessment but Gloucester City Council considers this is not necessary as this mapping is out of date.

Table 1.1: Flood Risk Vulnerability and Flood Zone 'Compatibility' (Table D3 of PPS)

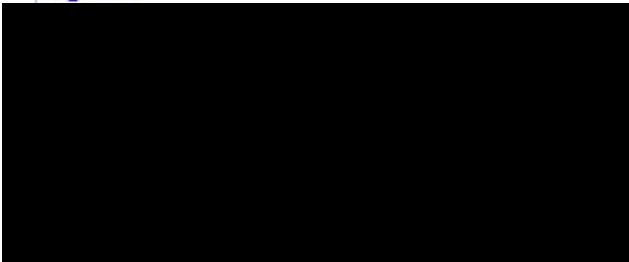
Flood Risk Vulnerability classification (see Table D2)		Essential Infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone (see Table D.1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	x	Exception Test required	✓
	Zone 3b 'Functional Floodplain'	Exception Test required	✓	x	x	x

Key:

✓ Development is appropriate

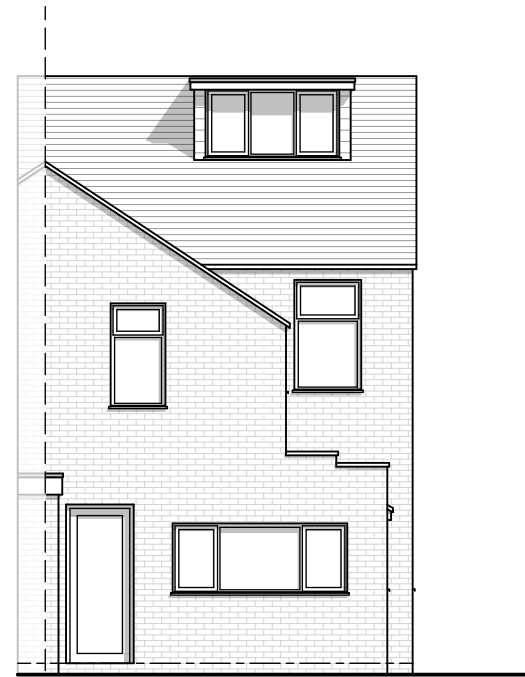
x Development should not be permitted

Signed





North East Elevation as Existing
1:100



North West Elevation as Existing
1:100



South West Elevation as Existing
1:100



Existing 3D View

Scale 1:100 1 0 1 2m

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REV.: DATE - DESCRIPTION

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CLIENT
Mr & Mrs Chisangowerota

PROJECT
Extension and Alterations to
93, Deans Way, Gloucester

STATUS
PLANNING ISSUE

DRAWING TITLE
Elevations and 3D View as
Existing

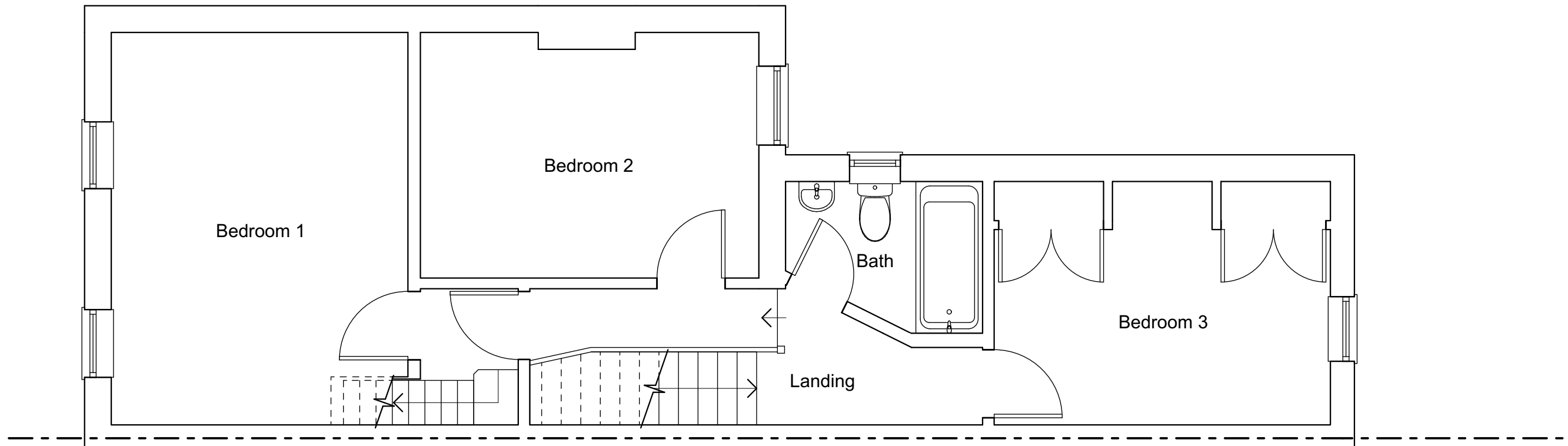
DATE August 2021

SCALE 1:100@A3

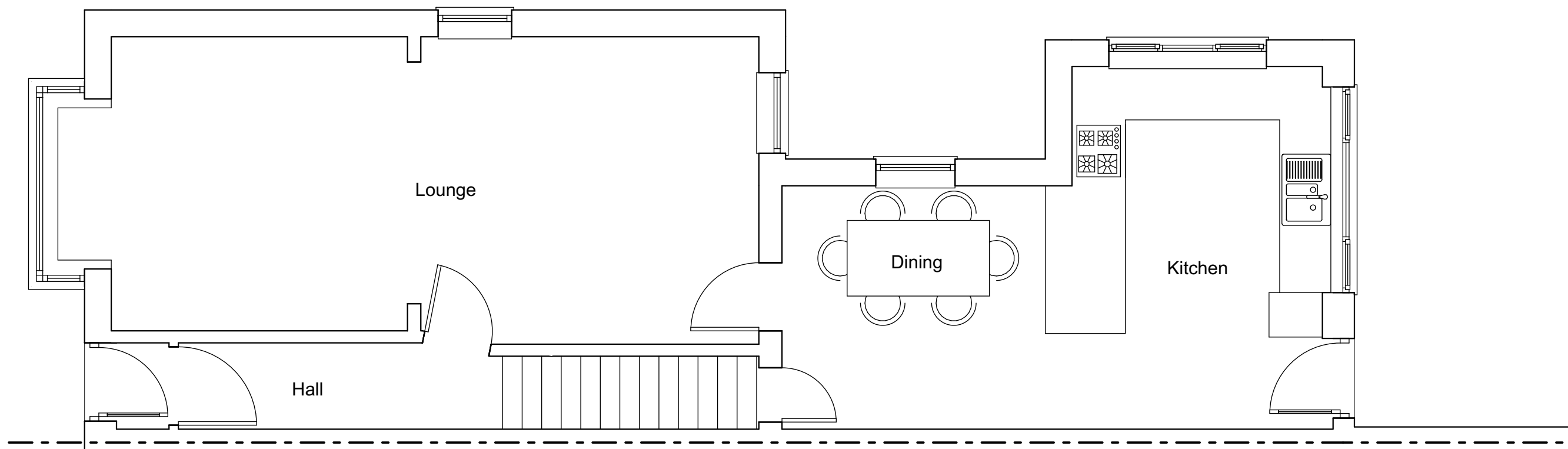
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DRAWING NO. **1604-P-700** REV

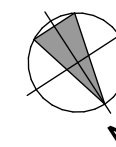


First Floor Plan as Existing
1:50



Ground Floor Plan as Existing
1:50

Scale 1:50 



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CLIENT
Mr & Mrs Chisangowerota

PROJECT
Extension and Alterations to
93, Deans Way, Gloucester

DATE August 2021

STATUS
PLANNING ISSUE

DRAWING TITLE
Ground & First Floor Plan as
Existing

SCALE 1:50@A3

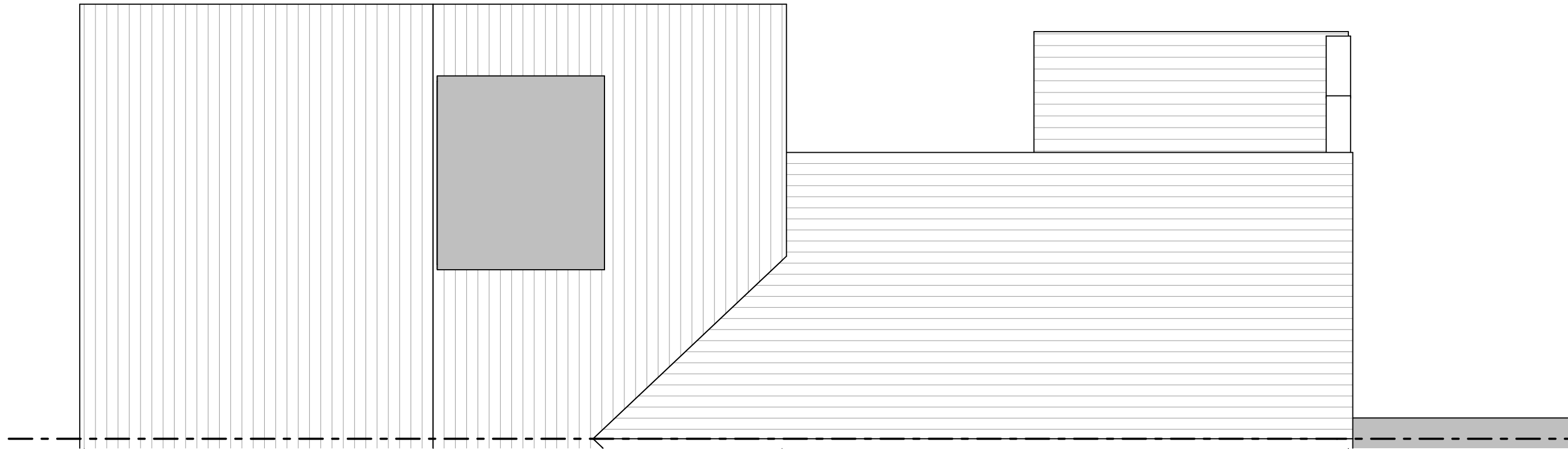
**METRIC
DESIGN**

ARCHITECTURE

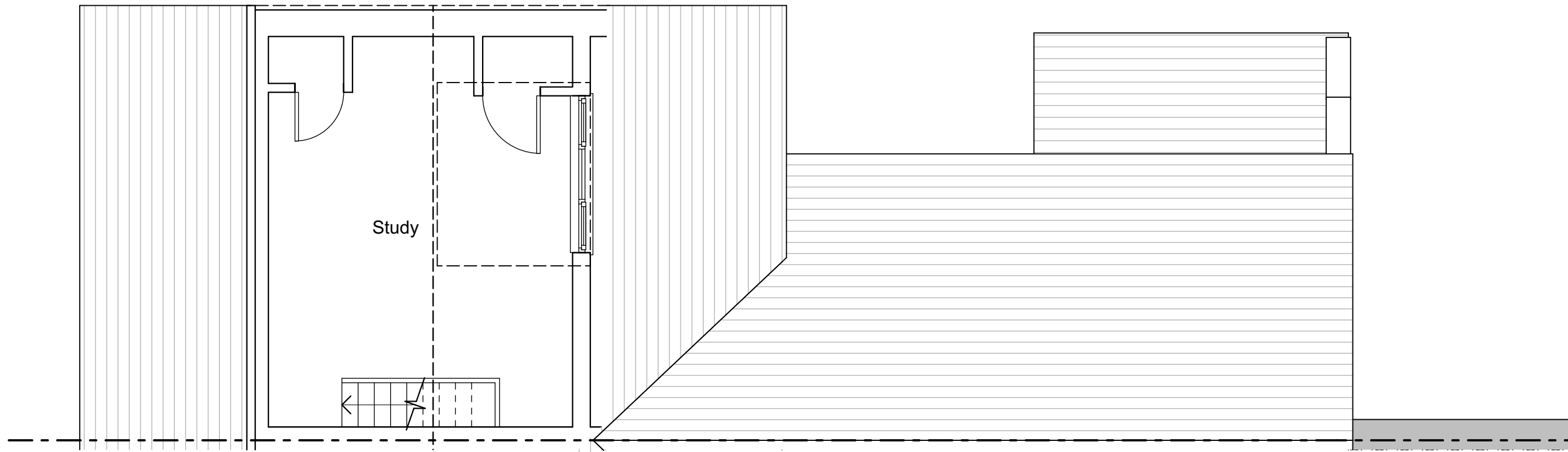
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DRAWING NO. REV

1604-P-200

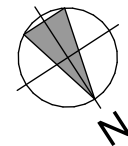


Roof Plan as Existing
1:50



Second Floor Plan as Existing
1:50

Scale 1:50  0 1m



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Extension and Alterations to
93, Deans Way, Gloucester

DATE August 2021

STATUS
PLANNING ISSUE

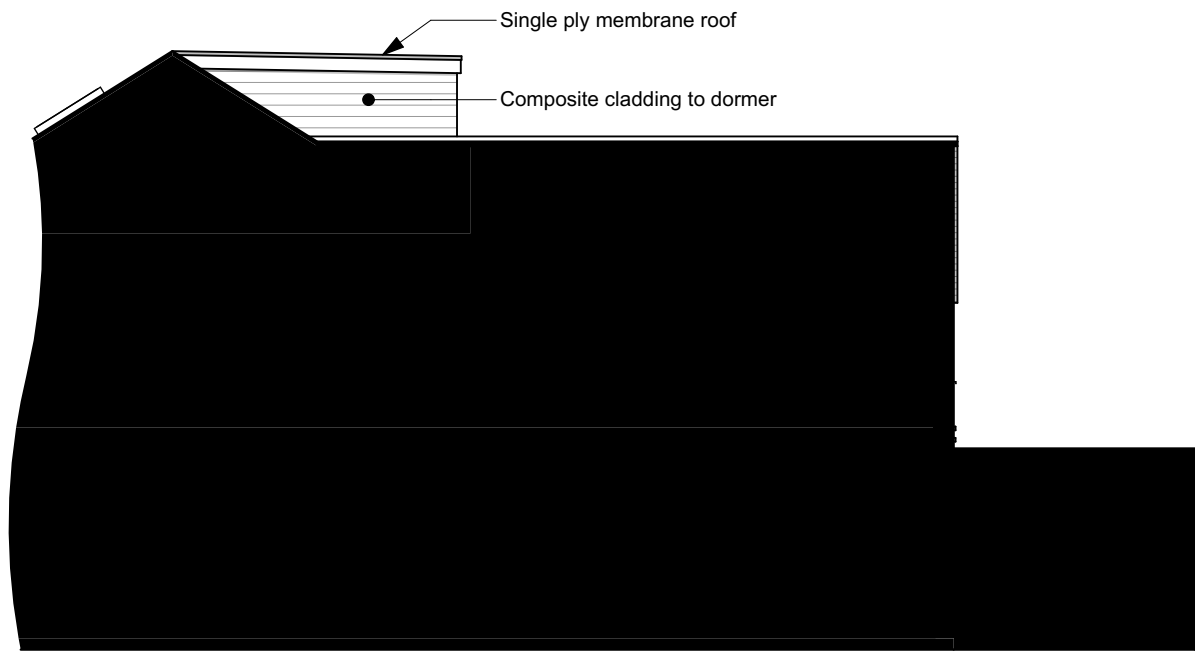
DRAWING TITLE
Second Floor & Roof Plan as
Existing

SCALE 1:50@A3

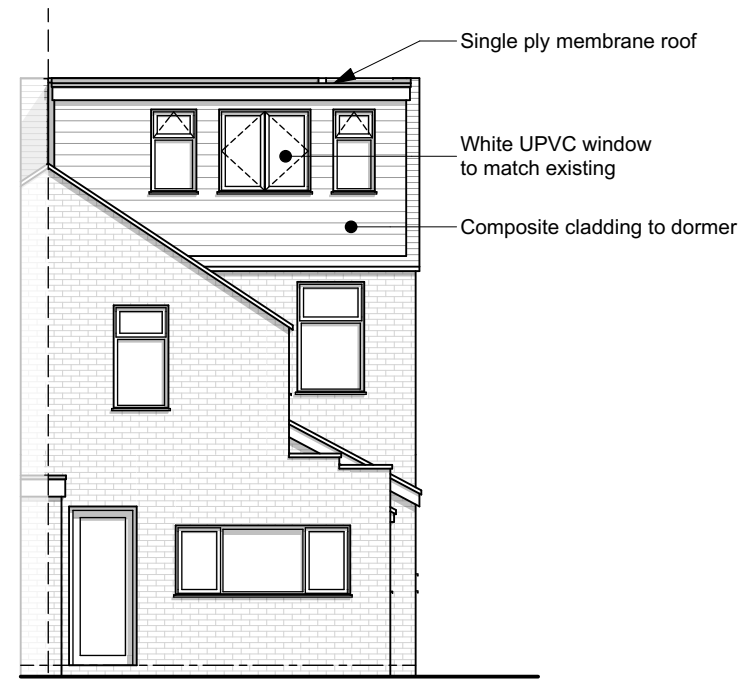
www.metricdesign.uk

DRAWING NO. REV

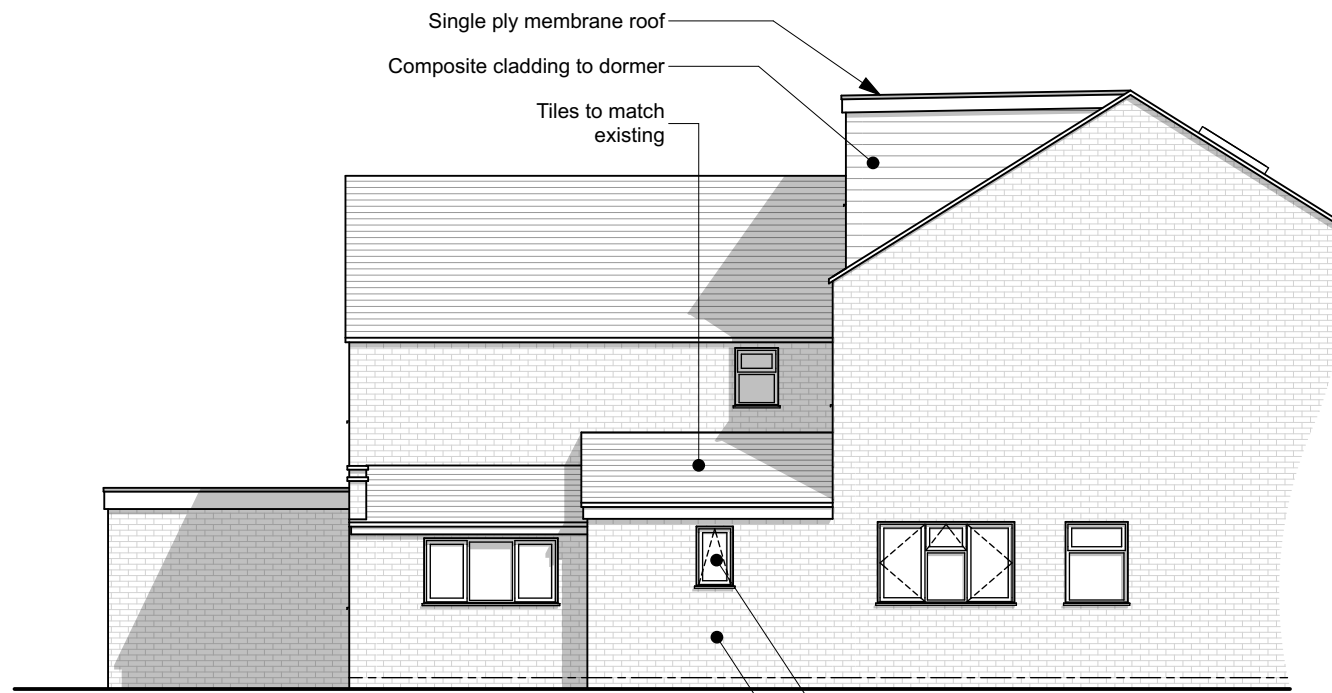
1604-P-201



North East Elevation as Proposed
1:100



North West Elevation as Proposed
1:100



South West Elevation as Proposed
1:100



Proposed 3D View

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REV.: DATE - DESCRIPTION

- A: 02.08.21 - Boiler added to proposed toilet extension and new window added to lounge following Client comments
- B: 04.08.21 - New window in lounge amended following Client comments.
- C: 06.08.21 - Sun room removed following Client comments.
- D: 13.08.21 - Windows in dormer amended to reflect second floor layout changes

CLIENT
Mr & Mrs Chisangowerota

PROJECT
Extension and Alterations to 93, Deans Way, Gloucester

DATE August 2021

STATUS
PLANNING ISSUE

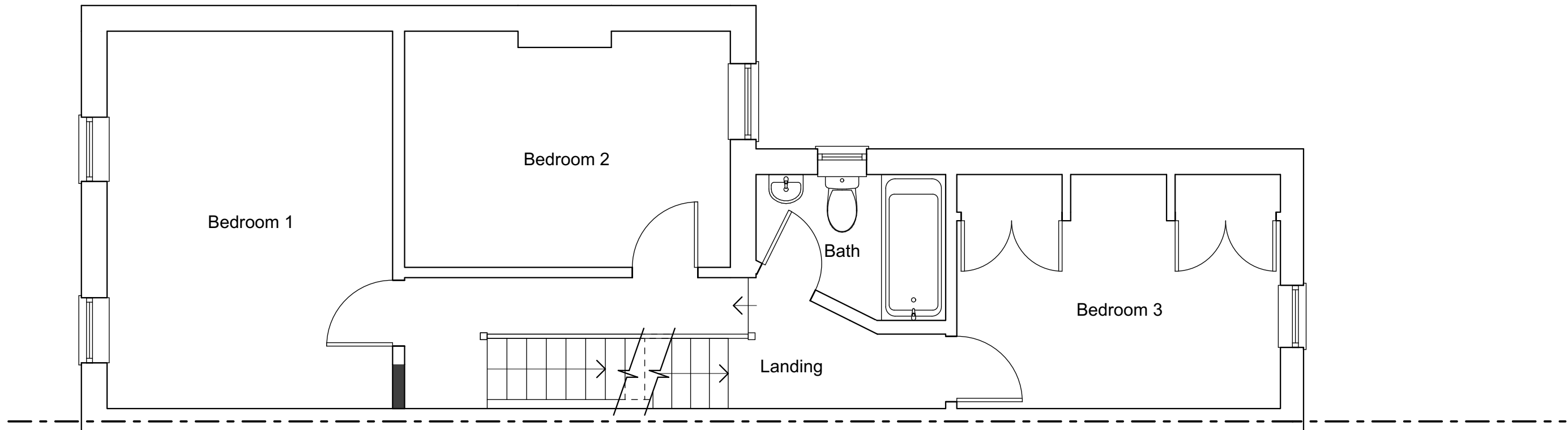
DRAWING TITLE
Elevations and 3D View as Proposed

SCALE 1:100@A3

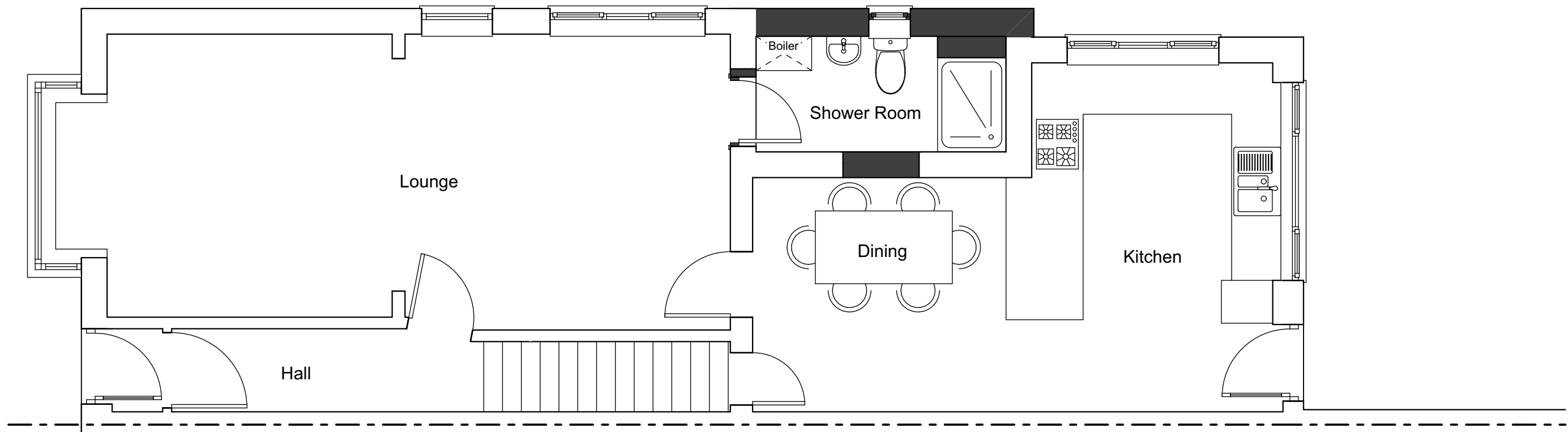
METRIC DESIGN
ARCHITECTURE

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DRAWING NO. **1604-P-710** REV **D**

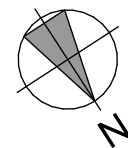


First Floor Plan as Proposed
1:50



Ground Floor Plan as Proposed
1:50

Scale 1:50 0 1m



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CLIENT
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PROJECT
Extension and Alterations to
93, Deans Way, Gloucester

DATE August 2021

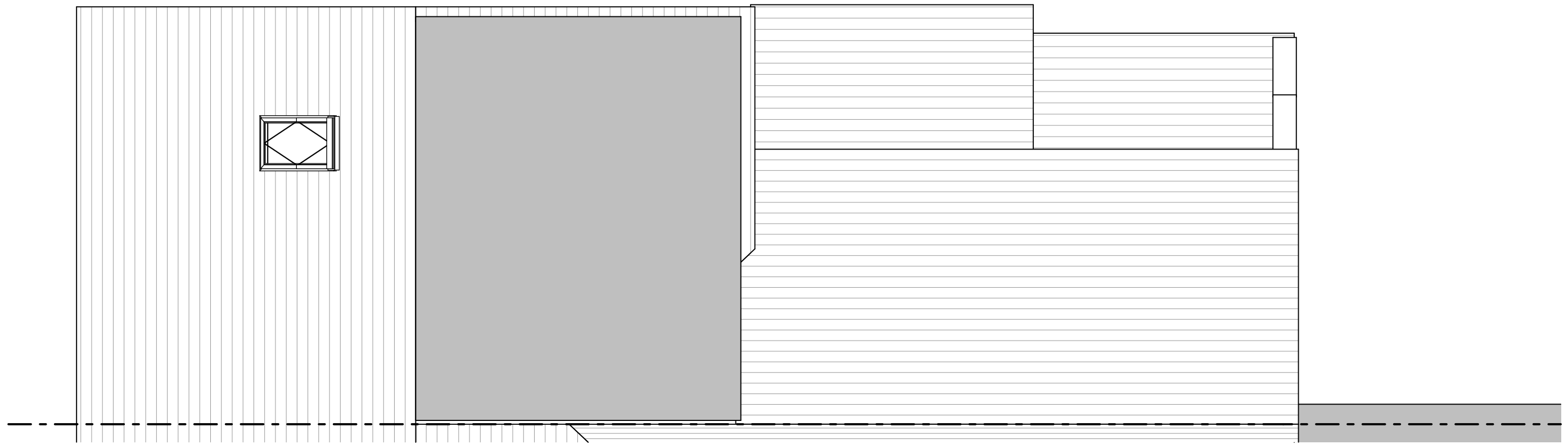
STATUS
PLANNING ISSUE

DRAWING TITLE
Ground & First Floor Plan as
Proposed

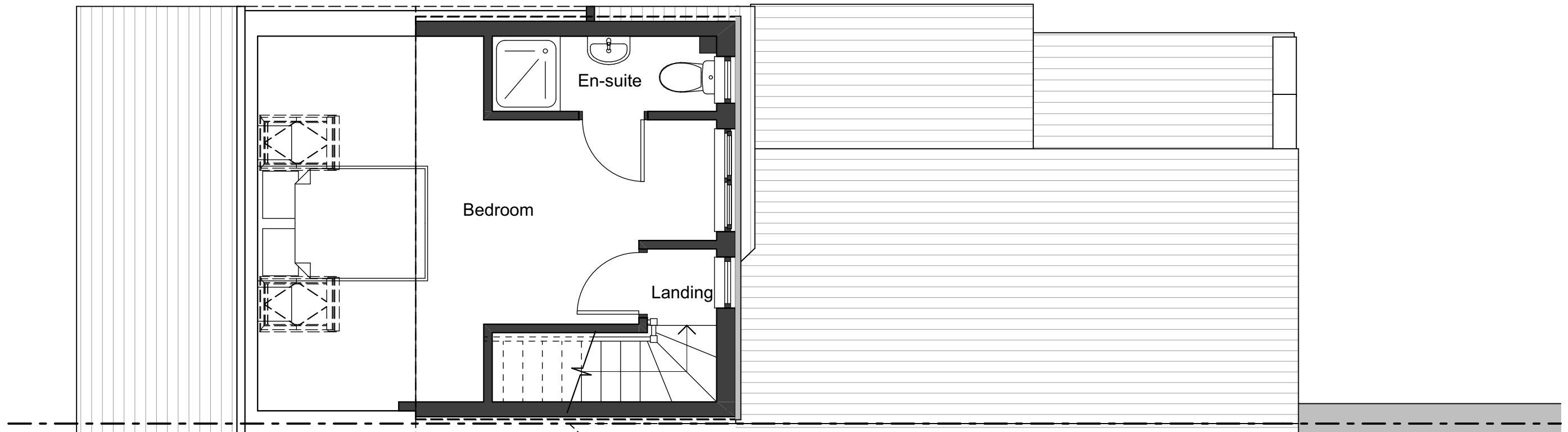
SCALE 1:50@A3

DRAWING NO. **1604-P-210** REV **C**

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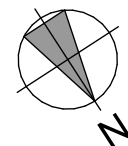


Roof Plan as Proposed
1:50



Second Floor Plan as Proposed
1:50

Scale 1:50 0 1m



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ARCHITECTURE

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REV.: DATE - DESCRIPTION

A: 06.08.21 - Sun room removed following Client comments.
B: 13.08.21 - En-suite relocated to have external window.

CLIENT
Mr & Mrs Chisangowerota
PROJECT
Extension and Alterations to
93, Deans Way, Gloucester

STATUS
PLANNING ISSUE

DRAWING TITLE
Second Floor & Roof Plan as
Proposed

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DATE August 2021

SCALE 1:50@A3

DRAWING NO. **1604-P-211** REV **B**