

## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) 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	<input type="text" value="36"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Heathville Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Gloucestershire"/>
Town/city	<input type="text" value="Gloucester"/>
Postcode	<input type="text" value="GL1 3JB"/>

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

Easting (x)	Northing (y)
<input type="text" value="384100"/>	<input type="text" value="219290"/>

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Tim

Surname

Randles

Company Name

### Address

Address line 1

36 Heathville Rd

Address line 2

Address line 3

Town/City

Gloucester

Country

United Kingdom

Postcode

GL1 3JB

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

**Please state the condition number(s) to which this application relates**

Condition number(s)

Has the development already started?

- Yes  
 No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes  
 No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 - Windows, doors etc. in the rear extension. These will have anthracite grey, slim profile aluminium frames. I attach 3 PDF files giving separate manufacturers' details of the Bifold Doors, casement windows and roof lanterns. As the extension is not visible from any highway, I believe that these details will be more than adequate for approval purposes.

Condition 4 - The car port front is visible from the road . The specification is:

The main frame is to be manufactured from 150/150mm Fresh Sawn Solid Oak and planed to a finished size of 145/145mm.

All joints are to be constructed using traditional mortise and tenon framing techniques and are to be pegged with 19mm Solid Oak Dowels.

All structural knee braces are to be manufactured from Fresh Sawn Solid Oak and are to be curved.

The main frame is to be located onto granite saddle stones.

Roof Rafters and Ridge are to be manufactured from 6" x 3" Fresh Sawn Solid Oak and planed to finish.

Softwood Sarking Board to finish topside of rafters.

The doors will be painted softwood.

The external oak frame, where it faces the road, will be stained dark grey.

Both apexes will be glazed with clear glass.

The roof will be tiled with red clay tiles to match the existing house.

## 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

## Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) 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

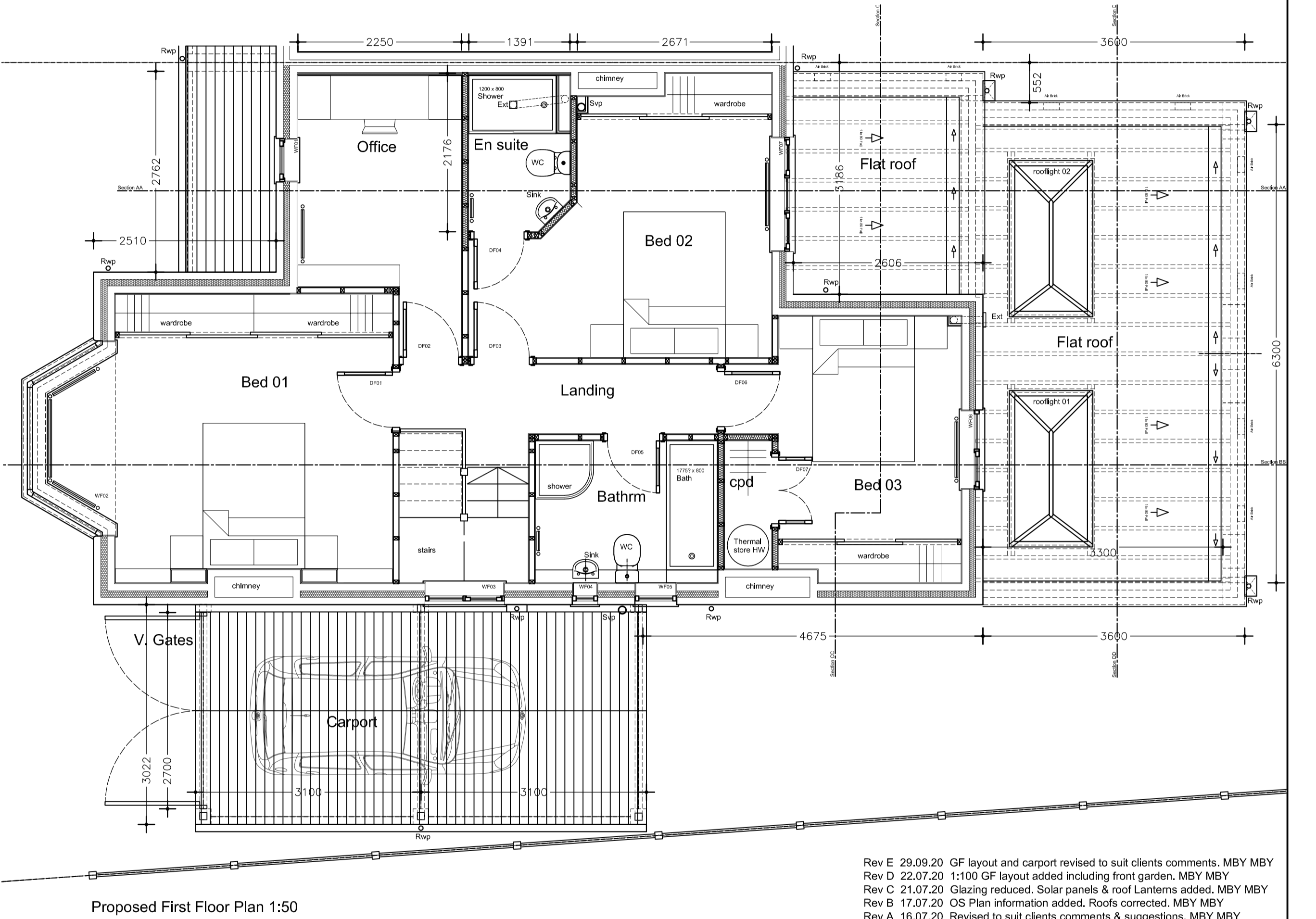
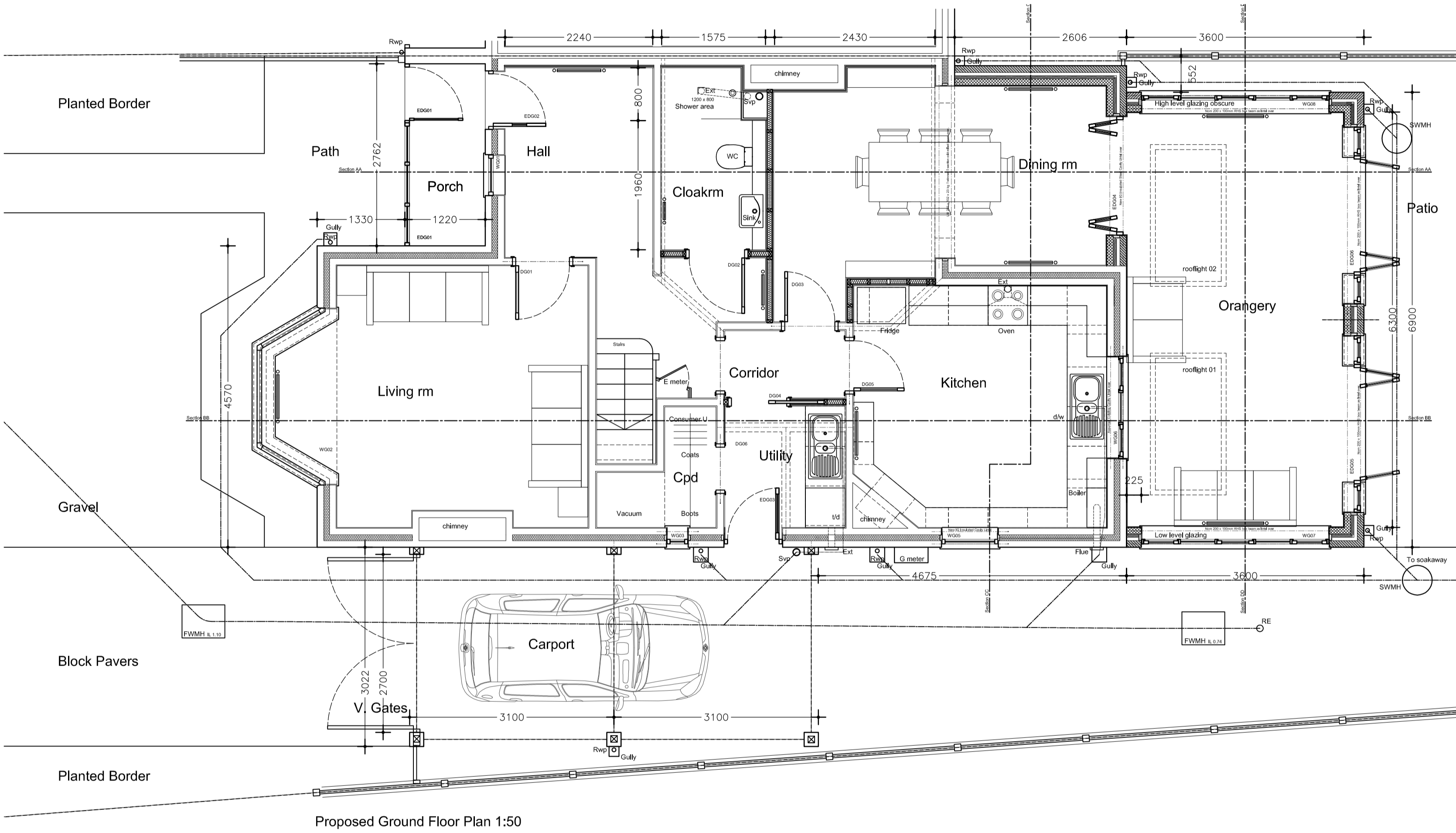
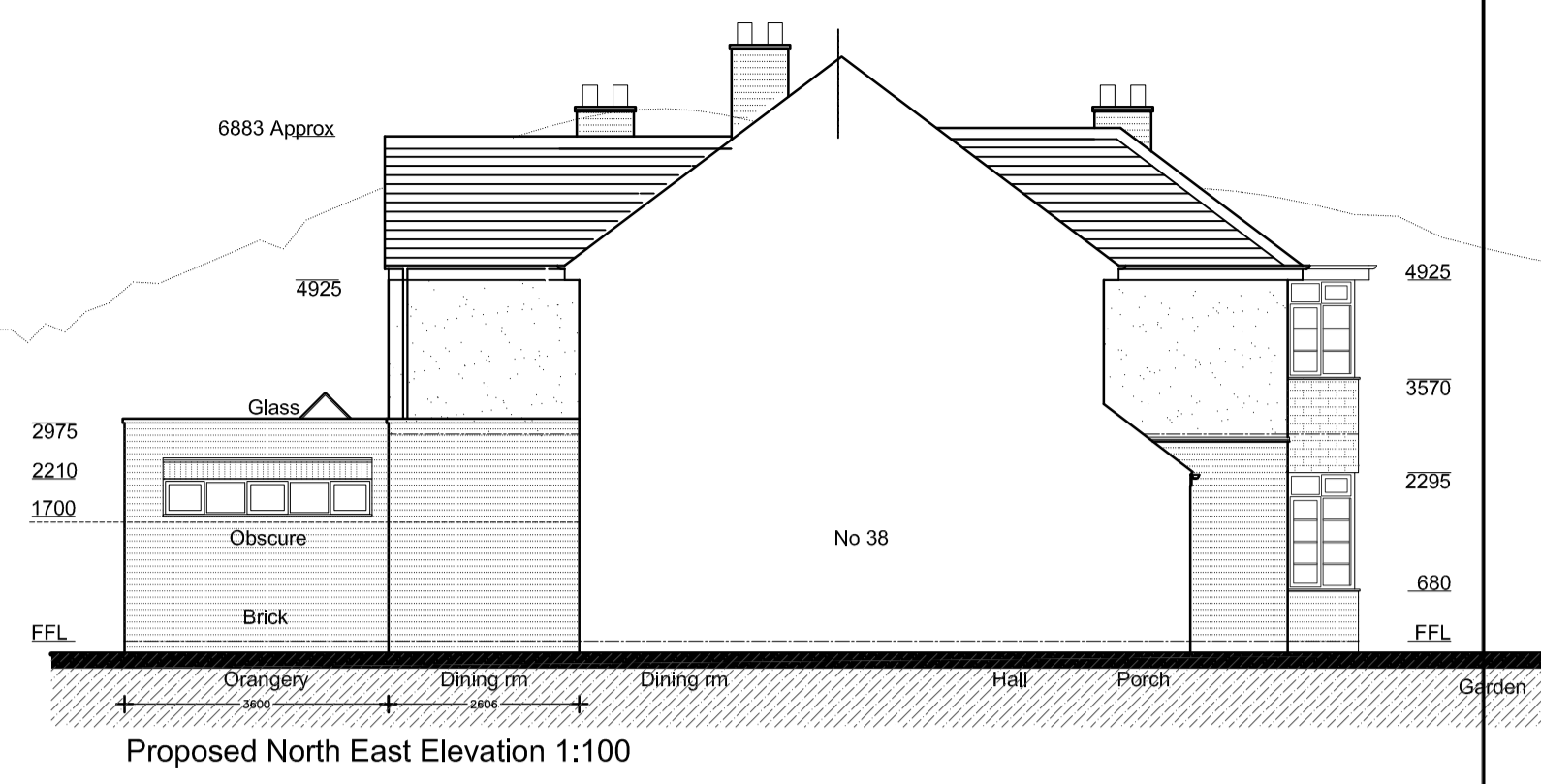
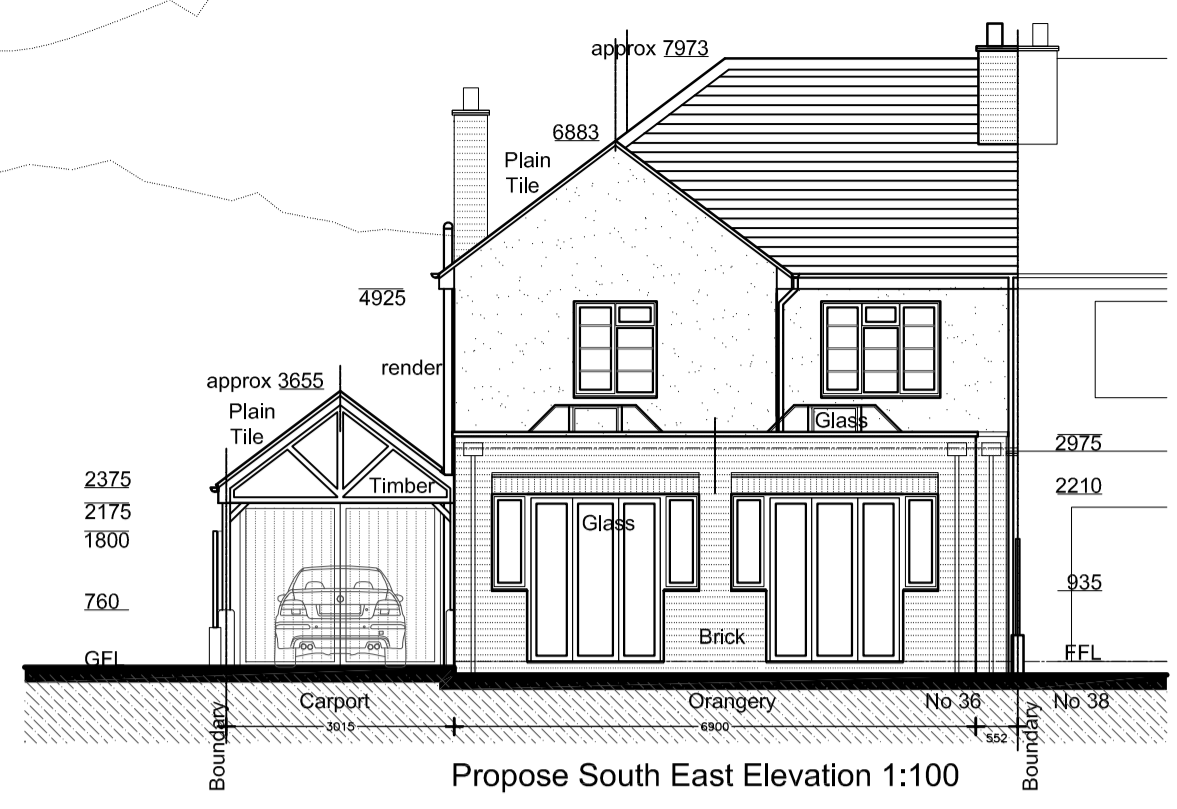
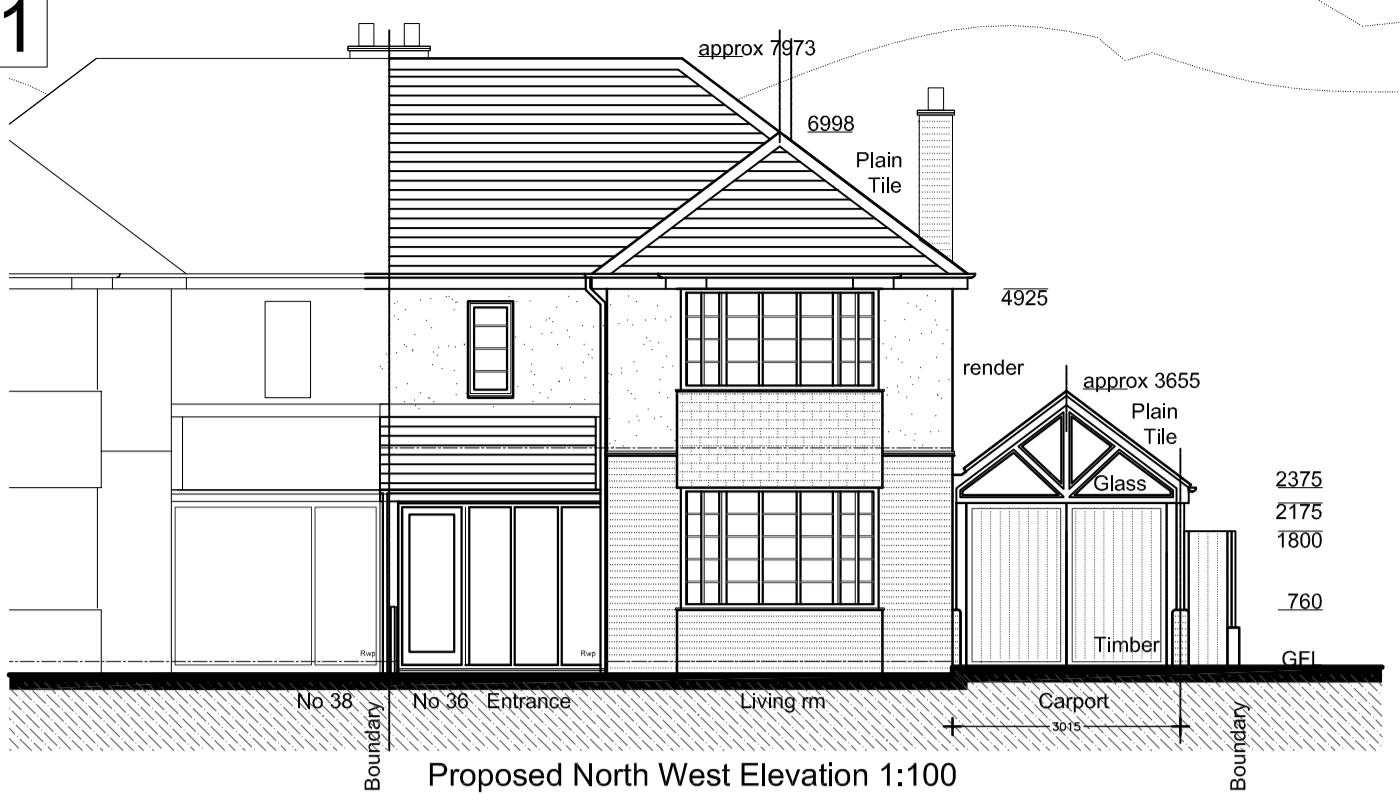
Signed

Tim Randles

Date

14/02/2022



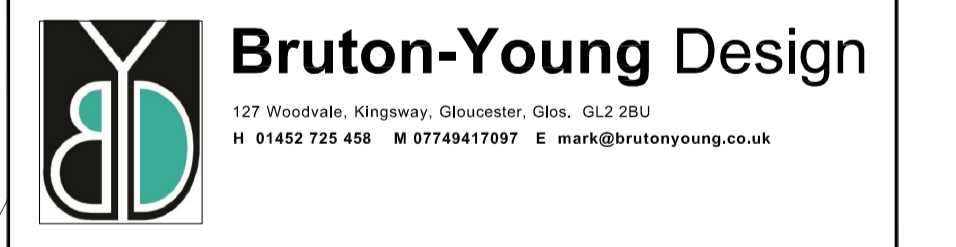


Rev E 29.09.20 GF layout and carport revised to suit clients comments. MBY MBY  
 Rev D 22.07.20 1:100 GF layout added including front garden. MBY MBY  
 Rev C 21.07.20 Glazing reduced. Solar panels & roof Lanterns added. MBY MBY  
 Rev B 17.07.20 OS Plan information added. Roofs corrected. MBY MBY  
 Rev A 16.07.20 Revised to suit clients comments & suggestions. MBY MBY

Revisions:	Date:	Amendment:	Name:	Checked:

For guidance only. Do not scale off this drawing

1:20 - 0	200mm	400mm	600mm	800mm	1000	1200	1400	1600	1800	2000
1:100 - 0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:50 - 0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:5 - 0	100mm	200mm	300mm	400mm	500mm	600mm	700mm	800mm	900mm	1000mm



Client: Mr & Mrs Tim Randles

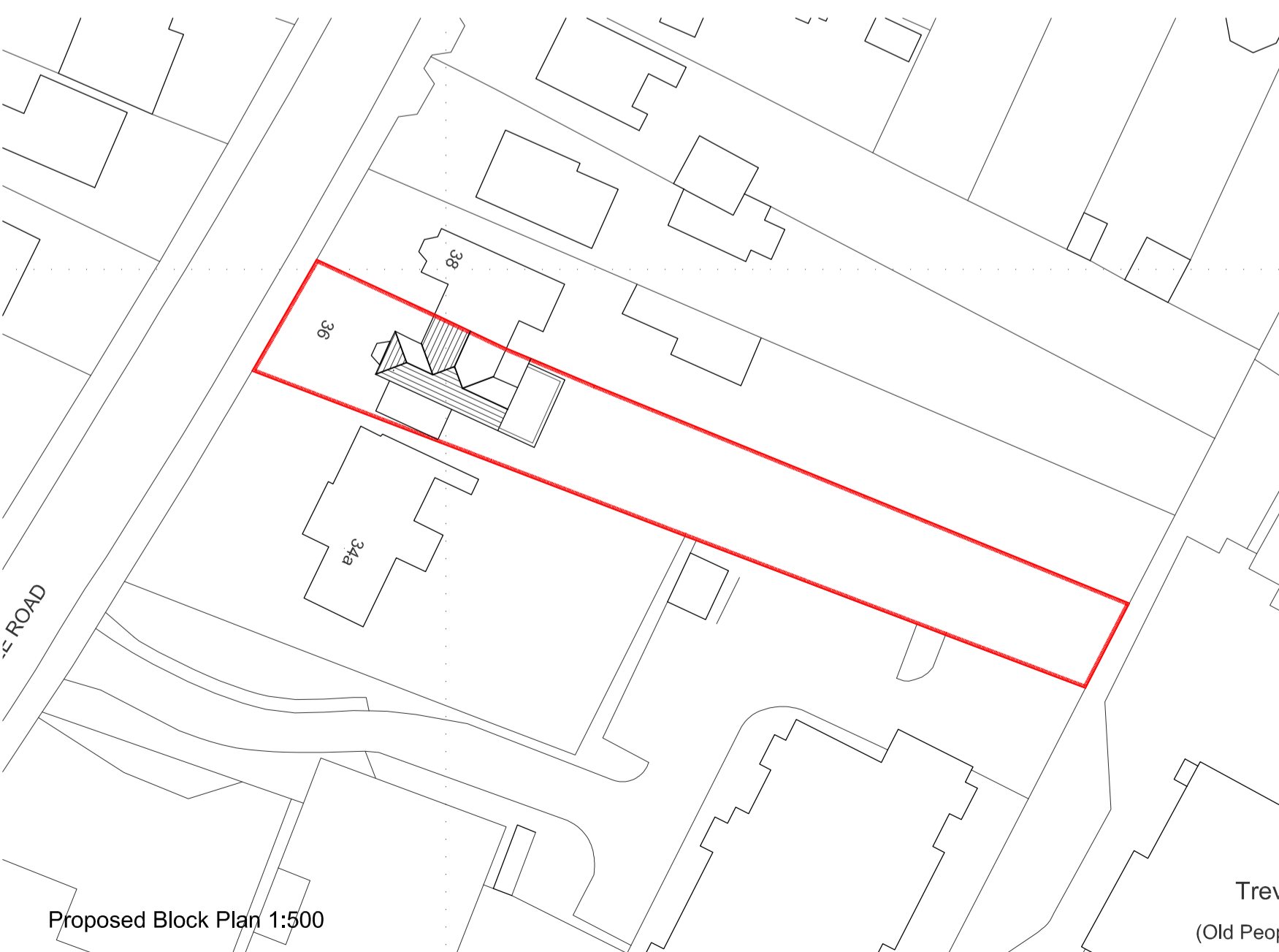
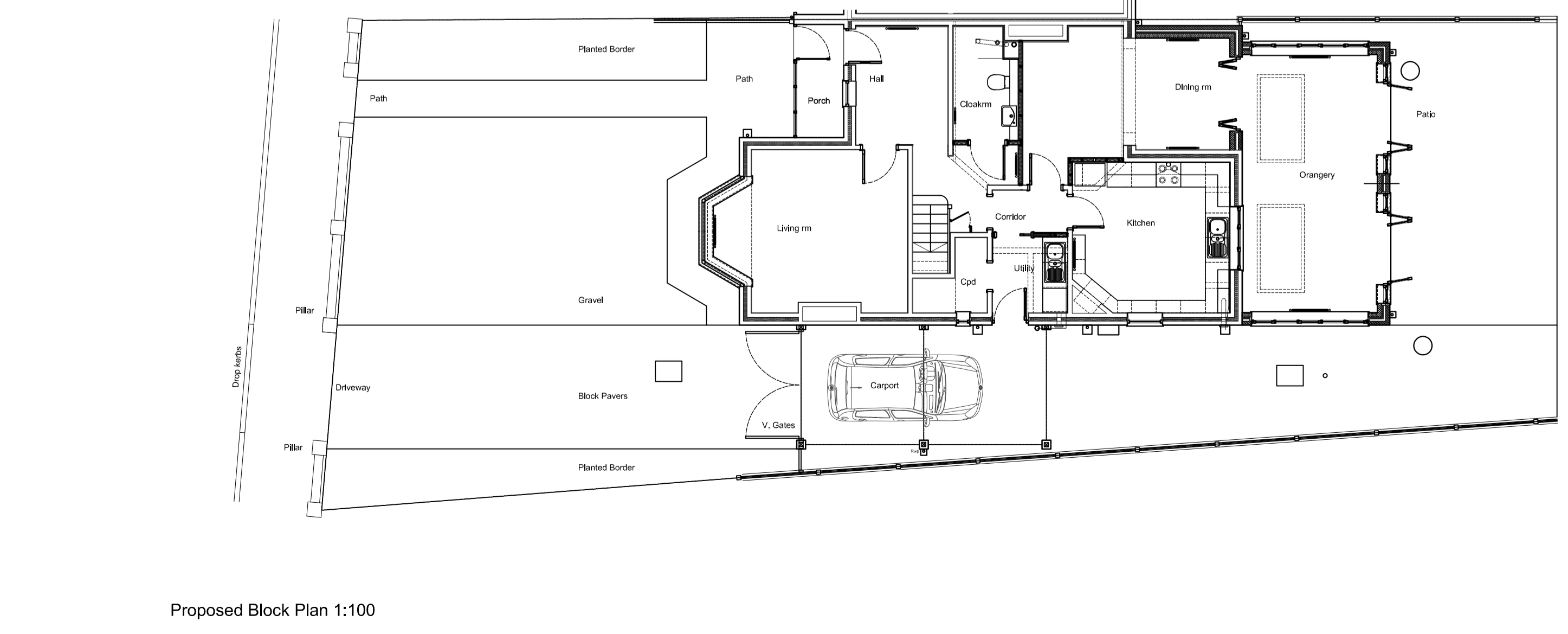
Project: 36 Heathville Road, Gloucester GL1 3JB

Title: Proposed Floor Plans & Elevations

Status: Planning Checked: MBY

Drawn: MBY Date: 23.06.20 Scale: 1:50@A1  
 Drawing Ref: 1:100@A1

Job No: 2623 Drg No: 101 Rev: E





# The UK's Best Selling Aluminium Bi-Folding Door

SYSTEMS  
SPECIFICATIONS

- Configurations explained.
- Minimum & Maximum sizes for each configuration.
- Colours, Lead times & Delivery date process.
- Profile technical details.
- Threshold technical details.
- Cill technical details.
- Add-on Technical details.



PROFILE  
**VISOFOLD 1000**

OPTIONAL  
**PAS24 SECURITY**

DETAIL  
**THERMAL EFFICIENCY**



# VISO FOLD 1000 Profile Aluminium Bi-Folding Doors

## MINIMUM & MAXIMUM SIZES FOR EACH CONFIGURATION

These are design limitations based on the configuration style you require. It can differ depending on the circumstances or additions you require i.e. 42mm or 20mm add-ons to the sides, top or bottom. As a general guide we don't manufacture the sashes less than 700mm or more than 1200mm.

### WITH A MASTER DOOR:

CONFIGURATION:	MIN (mm):	MAX (mm):
FRENCH DOORS	1300	2506
3 PANE DOORS	1900	3707
4-3-1 DOORS	2500	4929
5 PANE DOORS	3100	6129
5-4-1 DOORS	3100	6176
6-3-3 or 6-5-1 DOORS	3700	6400
7 PANE DOORS	4300	6400

### WITHOUT A MASTER DOOR:

CONFIGURATION:	MIN (mm):	MAX (mm):
2 PANE DOORS	1545	2543
4-4-0 DOORS	2965	4965
4-2-2 DOORS	3015	5012
6-6-0 DOORS	4390	6400

**We do not manufacture larger than 6400mm in width.  
Max height we manufacture to (without the addition of a frame extension to the top or bottom) is 2584mm.**

**Maximum sizes before door sets need to be delivered in KIT form for transportation on our vehicles:**

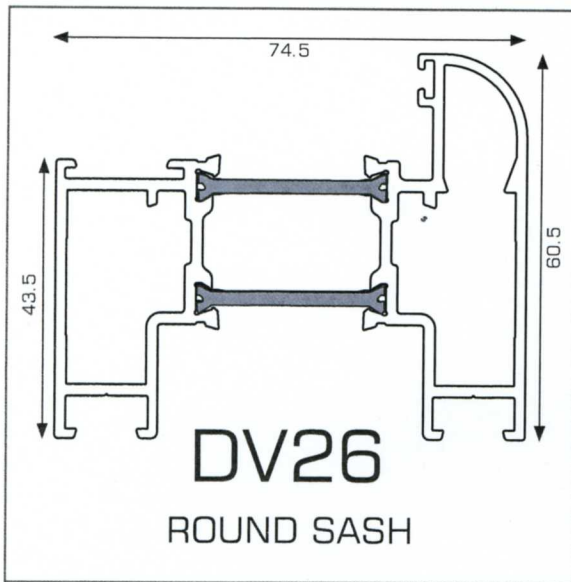
**WIDTH: 5700mm    HEIGHT: 2350mm**

**Please contact the office if unsure or additional information is required**

# VISOFOLD 1000 Profile Aluminium Bi-Folding Doors

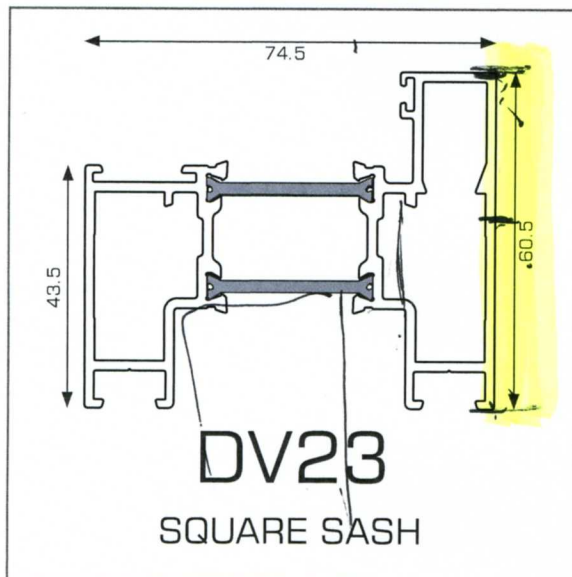
## PROFILE TECHNICAL DETAILS

### DV26 - ROUND SASH



With a rounded edge this particular sash profile is one of our most popular

### DV23 - SQUARE SASH



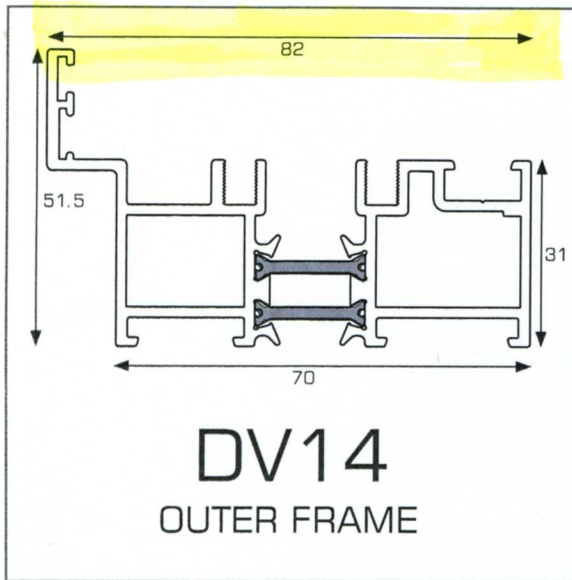
This sash profile is an alternative to the DV26 profile and has a square edge to it



# SYSTEM SPECIFICATIONS

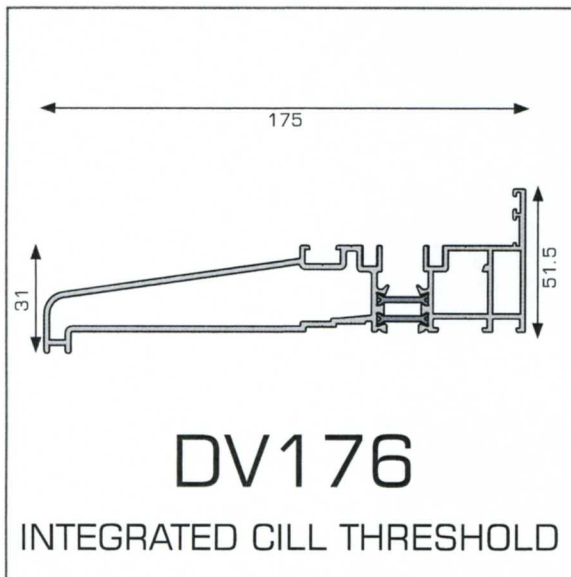
## THRESHOLD TECHNICAL DETAILS

### DV14 - OUTER FRAME

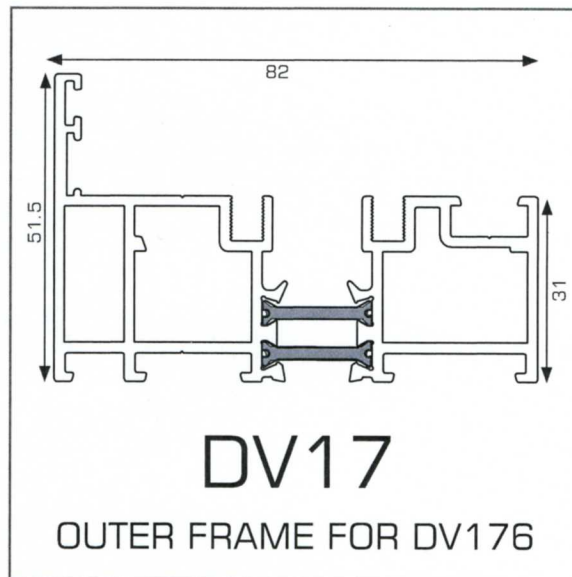


This threshold option is our standard option and is compatible with 85mm, 150mm & 190mm cill options. This threshold is weather rated and is also the same detail for the whole outer-frame

### DV176 - INTEGRATED CILL THRESHOLD



### DV17 - OUTER FRAME FOR DV176

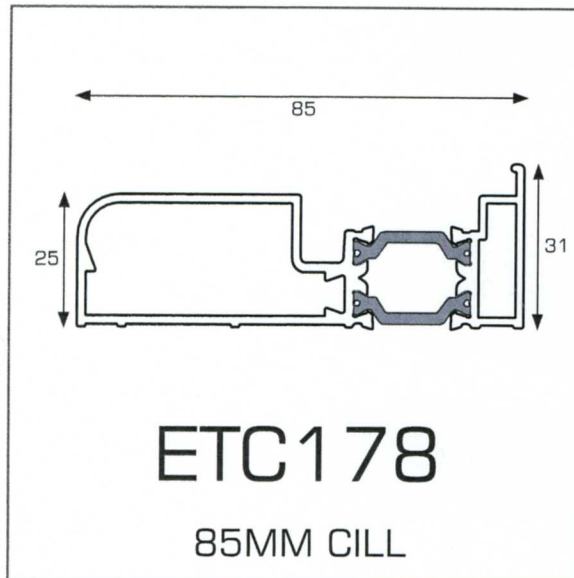


This threshold has the cill 'integrated' into the threshold so there is no option on the projection of the cill. This threshold is only compatible with the DV17 outer-frame and only comes as an 'open out' option

# SYSTEM SPECIFICATIONS

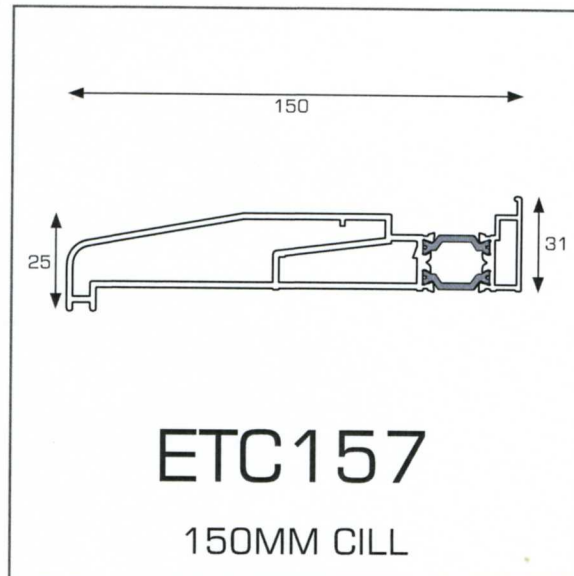
## CILL TECHNICAL DETAILS

ETC178  
85mm CILL



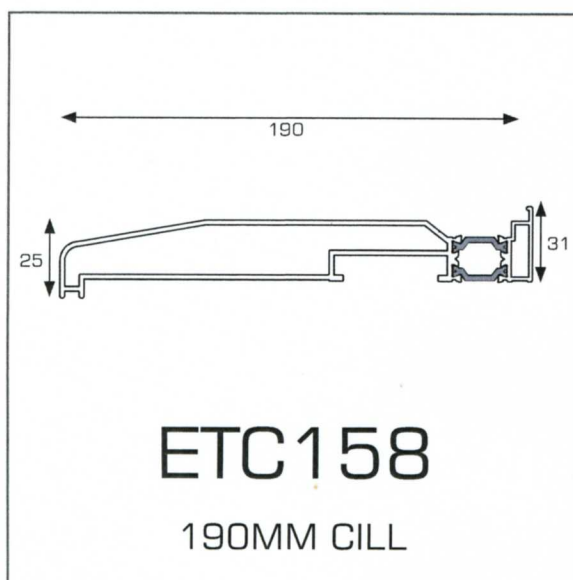
The 85mm stub cill is our smallest projection cill that we offer. It is compatible with DV14 & DV171/271 thresholds

ETC157  
150mm CILL



The 150mm cill is our standard option. It is compatible with DV14 & DV171/271 thresholds

ETC158  
190mm CILL



The 190mm cill is our largest projection cill that we offer. It is compatible with DV14 & DV171/271 thresholds

**APPLICATION NO: 20/01191/FUL**  
**VALIDATED ON: 24th November 2020**

**TO**

Mr Tim Randles  
c/o Mr Mark Bruton-Young  
Bruton-Young Design  
127 Woodvale  
Kingsway  
Gloucester  
GL2 2BU

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)**  
**ORDER 2015**

**Location: 36 Heathville Road Gloucester GL1 3JB**

**Proposal: New rear single storey flat roof extension including ancillary works and proposed new carport.**

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT PERMISSION** for the development described above in accordance with the terms of the application and the plan/s submitted therewith subject to the following conditions:

**Condition 1**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason**

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Condition 2**

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers: 209 rev:c, 208 rev: c, 207 rev: c, 101 rev: G, except where these may be modified by any other conditions attached to this permission.

**Reason**

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017)

**Condition 3**

No development shall take place until details or samples of: the windows, doors (including glazing details), scaled drawings or product details of the roof lanterns been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**Reason**

To ensure that the materials harmonise with the surroundings and preserve the conservation area in accordance with policy SD8 of the JCS (2017)



**Condition 4**

Prior to completion of the development, details or samples of the car port shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**Reason**

To ensure that the materials harmonise with the surroundings and preserve the conservation area in accordance with policy SD8 of the JCS (2017)

**Note 1**

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

**Note 2**

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property.
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act 1996. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DCLG publication Preventing and resolving disputes in relation to party walls - explanatory booklet.

**Note 3**

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

**Date: 18th March 2021**



**City Growth and Delivery Manager**

**PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET**

## FEATURES AND BENEFITS

- windows available as fixed or open in, tilt and turn, tilt and slide
- 1 or 2 leaf doors open in or open out
- safety locking
- steel look like industrial options
- large size door constructions available
- hidden sash option
- secure windows and door options, providing burglar resistance
- multitude of finish options
- dual color options
- glazing up to 60 mm
- multi-point locking
- Eurogroove that broadens the choice of hardware available
- suites with other Aluprof's MB systems allowing total design flexibility and project solutions
- compliance with CE marking requirements

TECHNICAL SPECIFICATION	MB-70 MB-70 HI	MB-70US MB-70US HI	MB-70 INDUSTRIAL MB-70 INDUSTRIAL HI	MB-70SG	MB-70CW MB-70CW HI
Depth of frame (door / window)	70 mm / 70 mm		70 mm		
Depth of leaf (door / window)	70 mm / 79 mm		79 mm		
Glazing rang (fixed window and door / opening window)	15 - 51 mm / 23 - 62 mm	9 - 45 mm / 18 - 54 mm	15 - 51 mm / 23 - 62 mm	18 - 54 mm	9 - 45 mm / 18 - 54 mm
<b>MIN VISIBLE WIDTH T-PROFILE</b>					
Frame (door / window)	51 mm / 47 mm	75 mm	47 mm	47 mm	78,5 mm
Leaf (door / window)	72 mm / 32 mm	-	32 mm	-	34,6 mm
<b>SIZE AND WEIGHT LIMITATIONS</b>					
Maximum size of window (HxW)	H to 2400 mm W to 1600 mm	H to 2100 mm W to 1400 mm	-	H to 2400 mm W to 2000 mm	-
Maximum size of door (HxW)	H to 2400 mm W to 1300 mm	-	-	-	-
max weight (door / window)	120 kg / 130 kg	130 kg	-	130 kg	-
<b>TYPES OF CONSTRUCTIONS</b>					
solutions	Tilt window, turn window, tilt&turn window, doors open in and open out	Fixed window, tilt window, turn window, tilt&turn window	Fixed window, tilt&turn window	Turn window, tilt window, tilt&turn window	Fixed window, tilt&turn window

PERFORMANCE	MB-70 MB-70 HI	MB-70US MB-70US HI	MB-70 INDUSTRIAL MB-70 INDUSTRIAL HI	MB-70SG	MB-70CW MB-70CW HI
Air Permeability	class 4, EN 1026:2001; EN 12207:2001				-
Windload resistance	to class C5, EN 12211:2001; EN 12210:2001			class C5, EN 12211:2001; EN 12210:2001	
Watertightness	to class e1200, EN 1027:2001; EN 12208:2001			e750, EN 1027:2001; EN 12208:2001	
Thermal insulation (U <sub>f</sub> )	from 1,0 W/(m <sup>2</sup> K)	from 1,5 W/(m <sup>2</sup> K)	from 1,9 W/(m <sup>2</sup> K)	from 2,2 W/(m <sup>2</sup> K)	from 1,4 W/(m <sup>2</sup> K)

### Condition Discharge Information Form

If the application includes a number of documents to discharge multiple conditions at the same time, please complete the form below to identify which information relates to each condition. Technical documents should be clearly labelled on the top cover identifying which condition number and permission reference number the document relates to. If there is a single document for multiple conditions, please use the form to identify the parts of the document relating to each condition

Condition Number & Topic	Relevant Document/Information
<b>Condition 3:</b> Roof Lanterns (Rear extension)	'Roofmaker' Specification
<b>Condition 3:</b> Windows (Rear extension)	'Minvisible' specification
<b>Condition 3:</b> Bi-fold Doors (Rear extension)	'Visofold 1000' specification.
<b>Condition 4:</b> Car Port	See Qu 6 on application form for materials details.



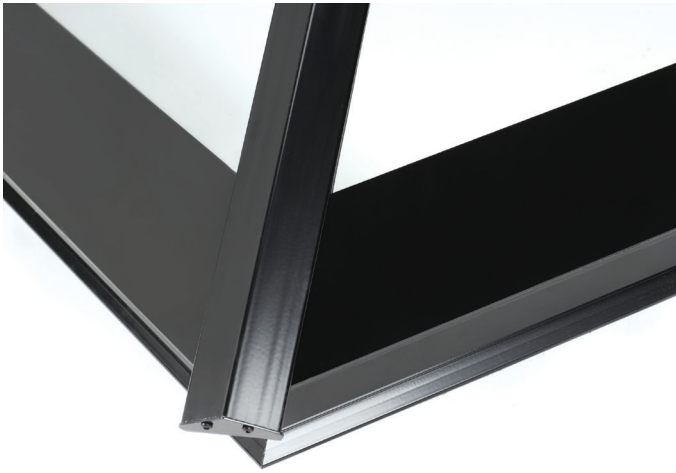
# ROOF MAKER

WORLD CLASS ROOFLIGHTS



PRODUCT SPECIFICATION GUIDE  
SLIMLINE® ROOF LANTERN

## FEATURES



- Ultra slim aluminium frame, maximising the light entering the room below
- Manual and electronic double glazed roof vents available for exceptional ventilation
- Double and triple glazed options available, achieving Ug-values

as low as 0.8w/m<sup>2</sup>K

- Bespoke items made to order and delivered within 7-10 working days
- Manufactured to 'internal dimensions' or 'visible glass size'
- Available flat packed, fully assembled or we can install
- Minimum sizing 400mm x 400mm, up to a maximum 4000mm x 2000mm / 6000mm x 1600mm and beyond
- Choice of glass specifications and tints to suit your requirements and budget
- Pitched at 40 degrees for maximum structural integrity and to promote self-cleaning
- Marine grade powder coated frames, to withstand the harshest weather conditions
- Easy clean glass on all products as standard, keeping the glass cleaner for longer and reducing the manual cleaning effort
- Decorative ceramic border which protects the glass seals from UV damage
- 20-year unit seal warranty and 10 years on aluminium and powder coating\*

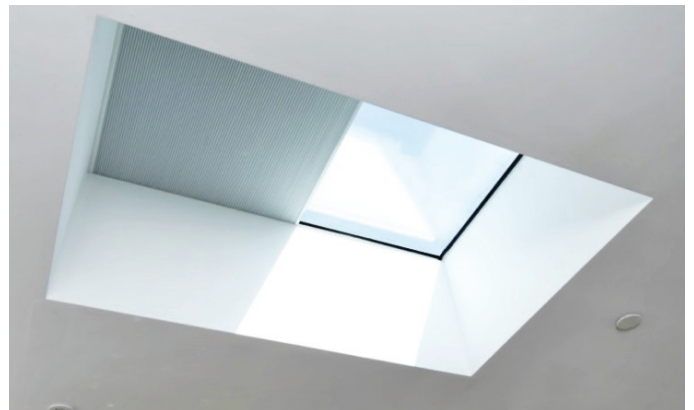
\* Full warranty information available on [www.roof-maker.co.uk](http://www.roof-maker.co.uk)

## BLACKOUT BLINDS AVAILABLE

Electric blackout blinds allow you greater control over the light coming into your room. Operate using the remote control, achieving a partial or total blackout as desired.

Powered by the mains adaptor, the blinds are available in black or white pleated material with co-ordinating motors and internal trims. The electric motors come with a 1-year guarantee.

They can be made in sizes up to 3000mm x 2000mm and are fitted to the rooflight during the manufacturing process, supported by spooling cords and semi-transparent nylon cords. The blinds are not are not sold separately.



## STANDARD FRAME COLOURS

Jet Black (RAL 9005)

## UPGRADED FRAME COLOURS

Anthracite Grey (RAL 7016)

White (RAL 9003)

Any of the 1,625 RAL colours

## STANDARD GLASS TINTS

Clear Glass

## UPGRADED GLASS TINTS

Subtle Blue Tint

Grey Tint

Satinova Privacy Glass

# GLASS OPTIONS

## DOUBLE GLAZED AND TRIPLE GLAZED



**ENERGY** is the name given to our standard glass. The glass offers outstanding Ug-values, which can be as low as 0.9 W/m<sup>2</sup>k, depending on your chosen product. Energy Performance is ideal if your property is north or east-facing, as it will maximise available light and heat during the morning.



**SOLAR PERFORMANCE**, with G-values as low as 38%, Solar Performance glass has all the great features of our standard glass, plus a solar reflective coating to repel heat from the sun. Like our standard glass, Solar Performance has low Ug-values to keep heat in. It also has low G-values to minimise solar gain. This means the glass will keep your room warmer in winter and cooler in summer.

## DOUBLE GLAZED ONLY



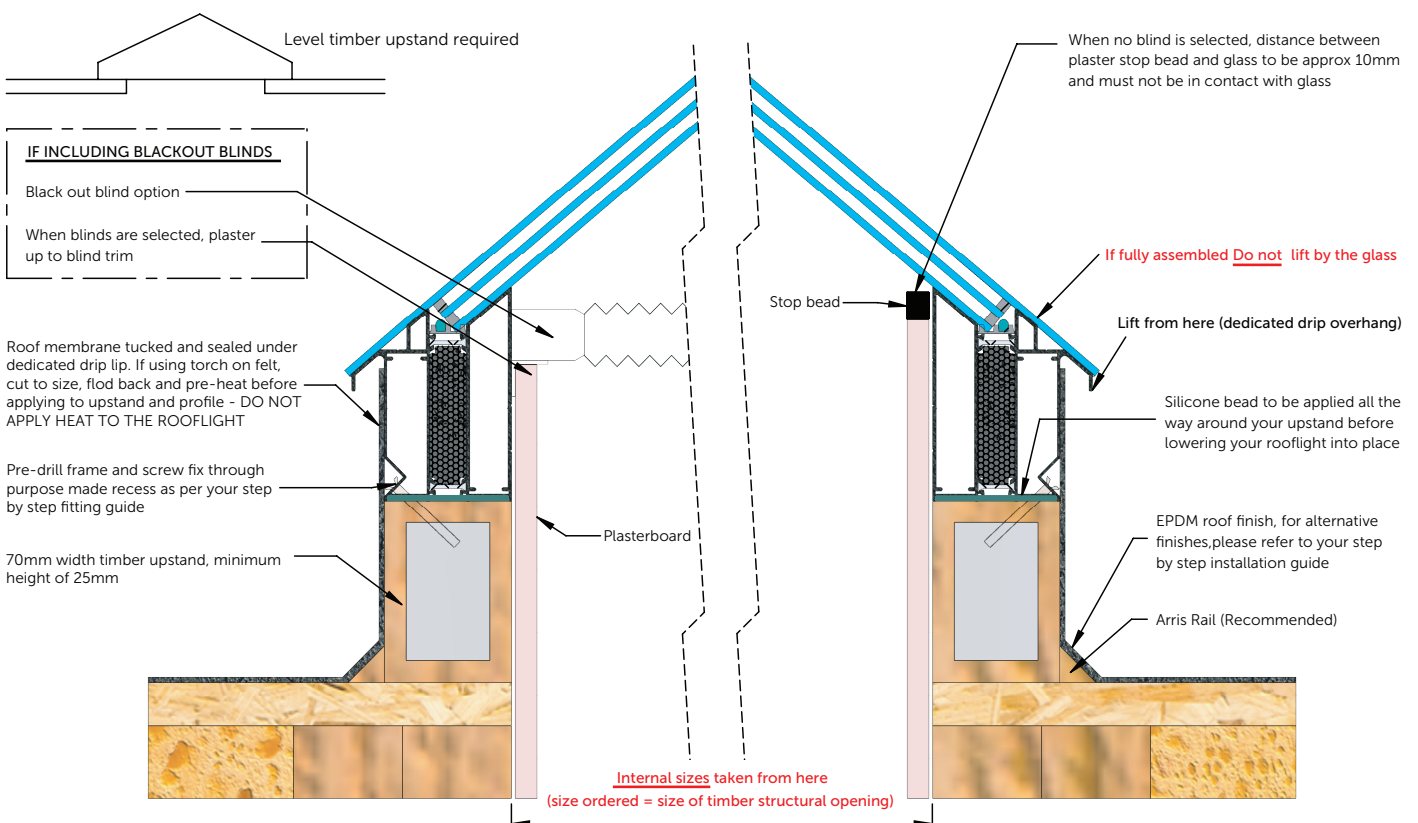
**ACOUSTIC PERFORMANCE** offers all the benefits of our standard glass, plus more effective insulation against outside noise caused by traffic and other factors. The improved noise reduction is achieved by using laminated panes, which are slightly thicker and spaced further apart.



**SECURE PERFORMANCE** uses our standard glazing composition with laminated glass. This makes it significantly more difficult for an intruder to break through. The toughened glass is primed with a plastic interlayer, which stops it from shattering and keeps it in one piece.

## FAST INSTALLATION

A 10 minute installation time is achievable with careful planning and suitable lifting equipment, when received fully assembled. The guide weight of a double glazed Slimline® lantern is approximately 42kgs/square metre. Triple glazed weight is approximately 60kgs/square metre. The rooflight will need to be 'weathered in' or 'flushed', which can be done with your chosen roof membrane or a separate flashing kit. This is not the responsibility of Roof Maker and will need to be completed by your builder or roofing contractor. Correct guidelines can be found in the installation guide at [roof-maker.co.uk/help/technical-document-hub](http://roof-maker.co.uk/help/technical-document-hub). Installing your rooflight according to the guidelines below will ensure it blends in seamlessly with your roof and internal finish.





## DELIVERY OF YOUR ROOFLIGHT

All deliveries can be made direct to site, anywhere in the UK. Using our own fleet of vans, our team of experienced drivers will call you an hour before they arrive.

Overseas delivery arrangements are available for non-UK Customers.



## PREMIUM CONSTRUCTION

British design, handcrafted premium construction with a market leading 20-year unit seal warranty.

All our units are handcrafted on site. We take pride in the quality and design of all our products. Our unit seals have a standard life expectancy of 30 years.

Continuous Acrylic Primary Adhesive seal:  
**ONLY ONE JOINTED CORNER**

Bostik P5125 hotmelt Secondary Super Vapour Seal



## EDGETECH WARM EDGE SUPER SPACER®

We use Super Spacer® in our entire product range to ensure your heat loss is kept to an absolute minimum.

80% of the energy lost through a window occurs at the edge of the glass because of the highly conductive nature of aluminium spacer. Super Spacer® is 950 times less conductive, blocking heat loss and reducing energy costs. Super Spacer reduces window Ug-values by up to 0.2W/m<sup>2</sup>k, allowing windows to achieve the highest window energy ratings.

## GLASS PERFORMANCE CHART

	Double Glazed Energy	Double Glazed Solar Control	Double Glazed Security	Double Glazed Acoustic	Triple Glazed Energy	Triple Glazed Solar Control
G-value (%)	73	45	72	72	63	38
U-value (Ug) (W/m <sup>2</sup> )	1.2	1.0	1.1	1.1	0.9	0.8
Acoustics reduction (Decibels)	-30	-30	-36	-38	-31	-31

Please note: The G-value performance of your rooflight can be further improved with the addition of a Solar Tint. Please enquire for details.

Contact our sales team, pop into our Leicester showroom or go online for a quote.

We also offer factory tours if you would like to see and experience our handcrafted manufacturing process directly.

# ROOF MAKER

WORLD CLASS ROOFLIGHTS

Monday to Friday 9.00am to 5.00pm