

Application to determine if prior approval is required for a proposed: Larger Home Extension  
 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

**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="10"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Sandstar Close"/>
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="GL2 0NR"/>

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

Easting (x)	Northing (y)
<input type="text" value="385965"/>	<input type="text" value="219983"/>

Description

## Applicant Details

### Name/Company

Title

Mr & Mrs

First name

Stoyan & Ralica

Surname

Naydenov

Company Name

### Address

Address line 1

10 SANDSTAR CLOSE

Address line 2

LONGLEVENS

Address line 3

Town/City

GLOUCESTER

Country

United Kingdom

Postcode

GL2 0NR

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

## Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

**Important** - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, [they can be reviewed in our common projects section](#). If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

- Detached  
 Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 3 but no more than 6 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

- Yes  
 No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

- Yes  
 No

## Description of Proposed Works

Please describe the proposed single-storey rear extension

## Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

6.00	metres
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What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

3.40	metres
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What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

2.43	metres
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## Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

**House name:**

**Number:**

11

**Suffix:**

**Address line 1:**

Sandstar Close

**Address Line 2:**

**Town/City:**

Gloucester

**Postcode:**

GL2 0NR

**House name:**

**Number:**

9

**Suffix:**

**Address line 1:**

Sandstar Close

**Address Line 2:**

**Town/City:**

Gloucester

**Postcode:**

GL2 0NR

**House name:**

**Number:**

4

**Suffix:**

**Address line 1:**

Doverdale Close

**Address Line 2:**

**Town/City:**

Gloucester

**Postcode:**

GL2 0NN

## Declaration

I / We hereby apply for Prior Approval: Larger home extension 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

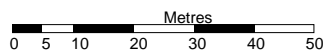
Signed

Ralica Koleva-Naydenova

Date

22/06/2022

# 10 Sandstar Close



### Map Information

Scale: 1:1250  
Date: 18/05/2022  
Reference: GL2 0NR  
Order No: 1103644



15 June 2022

Planning Department  
Gloucester City Council  
PO Box 3252  
Gloucester  
GL1 9FW

Dear Sir / Madam,

**The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**

**10 Sandstar Close, Longlevens, Gloucester**

**Prior Approval Application – 6m deep single storey rear extension**

This letter is submitted alongside the associated application form (and plans) to seek a determination as to whether the prior approval of the Council will be required with regard to the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the Order').

The description of development is:

*"Single storey rear extension."*

This submission also includes:

- *Application form;*
- *This covering letter;*
- *Site location plan;*
- *Existing and proposed floor plans;*
- *Existing and proposed elevations;*
- *Applicant details;*
- *Contact details for the agent for the applicant, and;*
- *Application fee of £96.00 (to follow).*

**The Site**

The site comprises a two storey dwelling. The dwelling is not nationally or locally listed and lies outside of any designated area. The dwelling also retains its permitted development rights, i.e. it isn't subject to a restrictive condition or an Article 4 Direction.

This application solely relates to the need to seek prior approval for a 'larger domestic single storey rear extension'.

CHELTENHAM 12 ROYAL CRESCENT GL50 3DA [REDACTED]

GLoucester 9 COLLEGE GREEN GL1 2LX [REDACTED]

LONDON 19 EASTBOURNE TERRACE W2 6LG [REDACTED]



## Considerations

The submission meets the requirements of the Order (paragraph A.1 of Schedule 2, Part 1) in that:

- (a) *The dwellinghouse was not granted by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of Schedule 2 of the Order (changes of use);*
- (b) *as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);*
- (c) *the height of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of the highest part of the roof of the existing dwellinghouse;*
- (d) *the height of the eaves of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of the eaves of the existing dwellinghouse;*
- (e) *the enlarged part of the dwellinghouse will not extend beyond a wall which—*
  - (i) *forms the principal elevation of the original dwellinghouse; or*
  - (ii) *fronts a highway and forms a side elevation of the original dwellinghouse;*
- (f) *the extension doesn't exceed 4m in height and although the enlarged part of the dwellinghouse would have a single storey and it will extend beyond the rear wall of the original dwellinghouse by more than 3 metres, because criterion (f) has an 'or' at the end of it, criterion (g) can therefore apply:*
- (g) *the dwellinghouse is not on article 2(3) land nor on a site of special scientific interest and the enlarged part of the dwellinghouse does not extend beyond the rear wall of the dwellinghouse by more than 6 metres*
- (h) *the enlarged part of the dwellinghouse is not within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear the building (the distance is over 10 metres)*
- (i) *the enlarged part of the dwellinghouse is within 2 metres of the boundary of the curtilage of the dwellinghouse, but the height of the eaves of the enlarged part does not exceed 3 metres;*
- (j) *the enlarged part of the dwellinghouse does not extend beyond a wall forming a side elevation of the original dwellinghouse*
- (ja) *the house hasn't been previously extended so the total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) does not exceed the limits set out in sub-paragraphs (e) to (j);*
- (k) *the development doesn't consist of or include—*
  - (i) *the construction or provision of a verandah, balcony or raised platform,*
  - (ii) *the installation, alteration or replacement of a microwave antenna,*
  - (iii) *the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or*
  - (iv) *an alteration to any part of the roof of the dwellinghouse.;*
- (l) *the dwellinghouse was not built under Part 20 of Schedule 2 of the Order.*

As set out in paragraph A.3 of the Order, there are a number of additional conditions that apply, and all are met as follows:

- (a) the materials used in the exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) there are no upper-floor windows, and;
- (c) the extension is only single storey.

Further, paragraph A.4 of the Order sets out further conditions for this application. All conditions are met as follows:

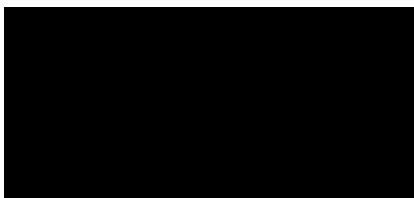
- a) A written description of the proposed development is included above and on the form. The enlarged part of the dwelling extends to a maximum of 6m beyond the rear wall of the original dwellinghouse. The maximum height of the enlarged part of the dwellinghouse is 3.4m. The height of the eaves of the enlarged part of the dwellinghouse is 2.43m. The proposal is not an enlargement of a previously extended part of the house.
- b) Plans have been provided indicating the site and showing the proposed development. There is no existing enlargement of the original dwellinghouse to which the enlarged part will be joined.
- c) The addresses of adjoining premises are as follows:
  - a. No 9 Sandstar Close
  - b. No 11 Sandstar Close
  - c. No 4 Doverdale Drive
- d) The applicant's contact address is on the forms along with an email address, together with the fee required to be paid.

The applicant has discussed the plans with their neighbours and we are not expecting any objections. However, should the council receive any objections then we request that we are notified and we are provided with an opportunity to address any comments relating to neighbouring amenity (in accordance with paragraph 8 of condition A.4). This is the only matter which can be the subject of a request for prior approval, no other matters are relevant.

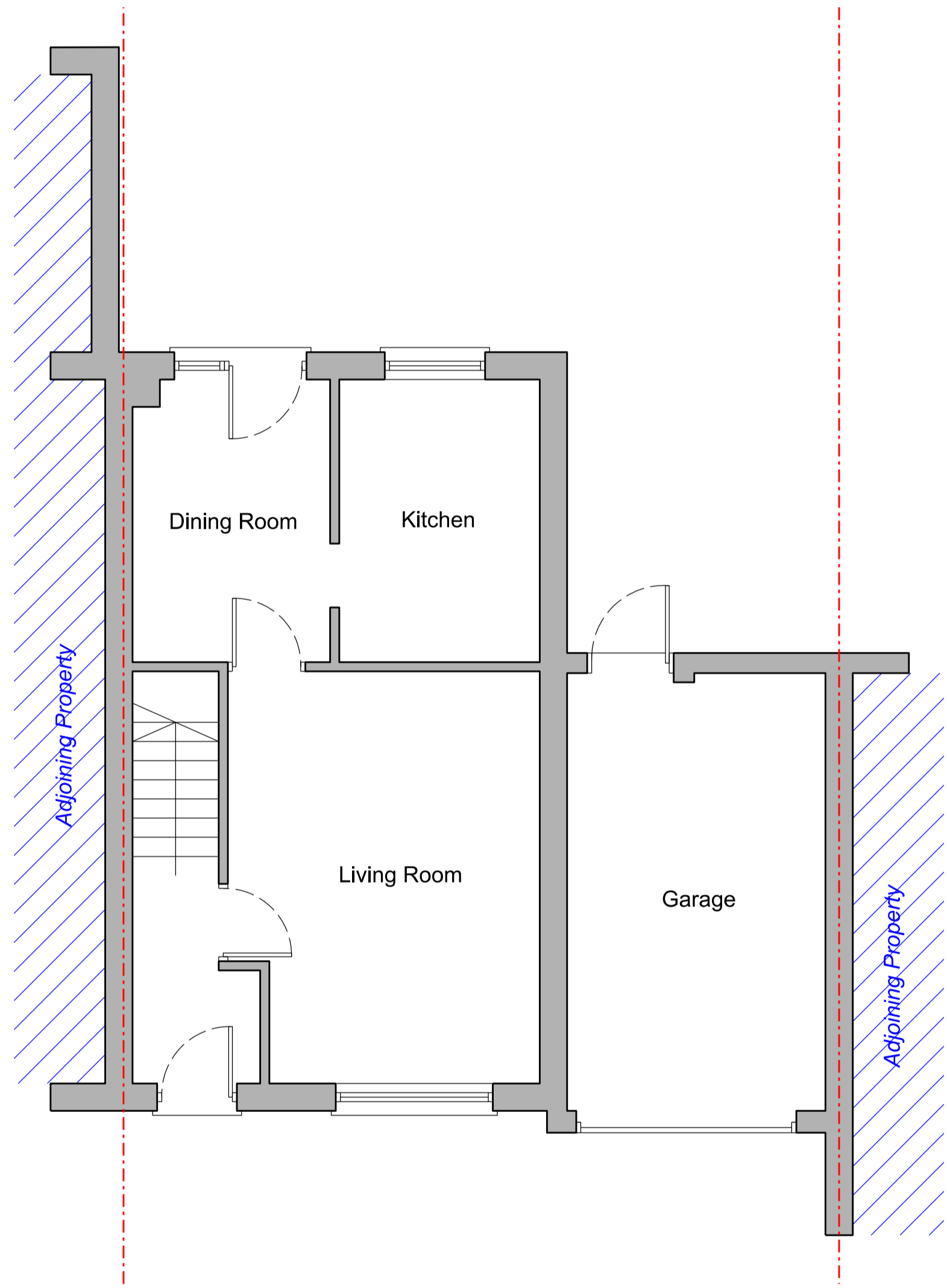
## **Conclusions**

Given that the proposal meets the requirements of the Order, there is no reason to withhold prior approval and we therefore look forward to receiving a positive determination in due course.

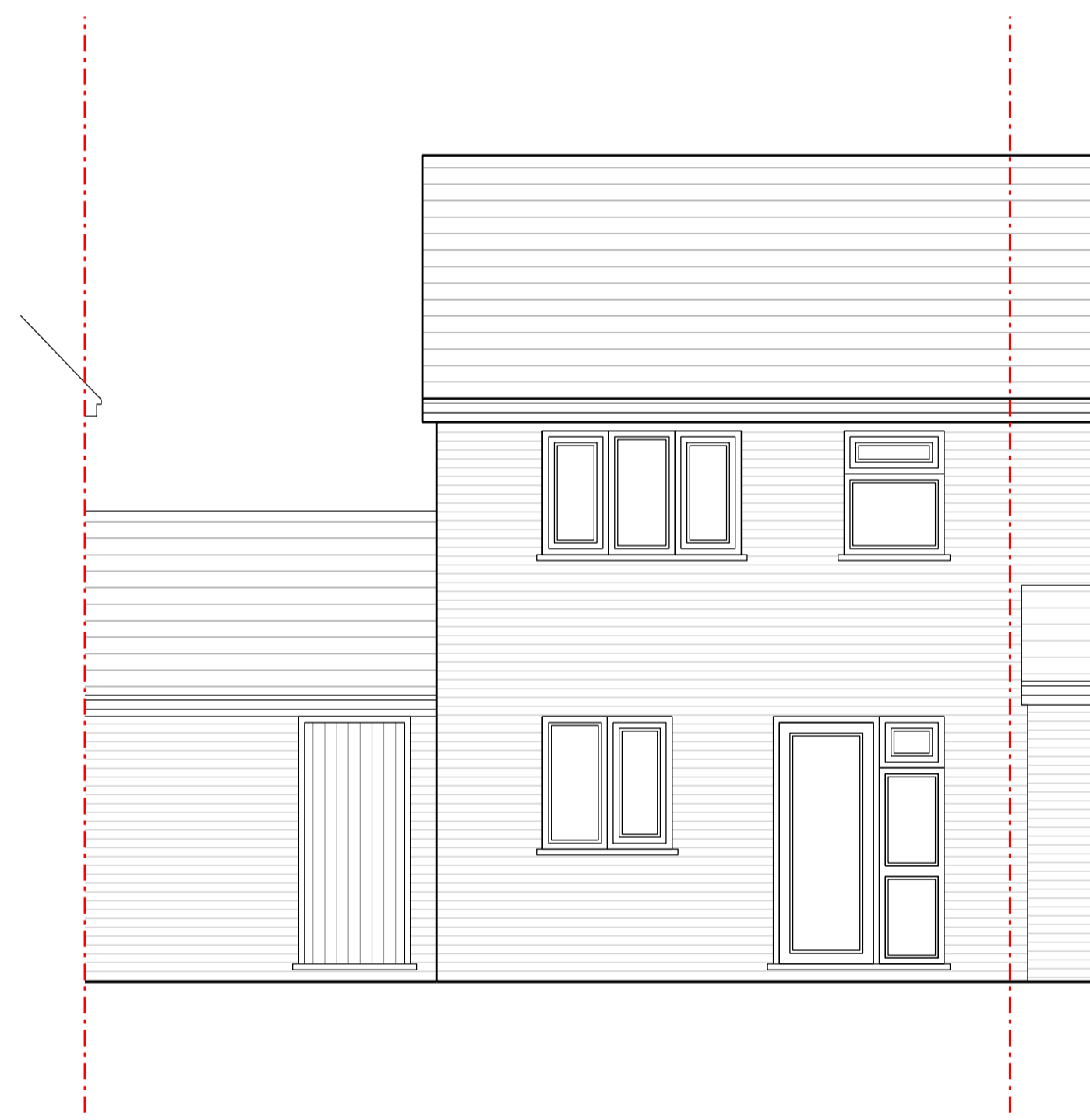
Please contact me if you require any further information at any stage.



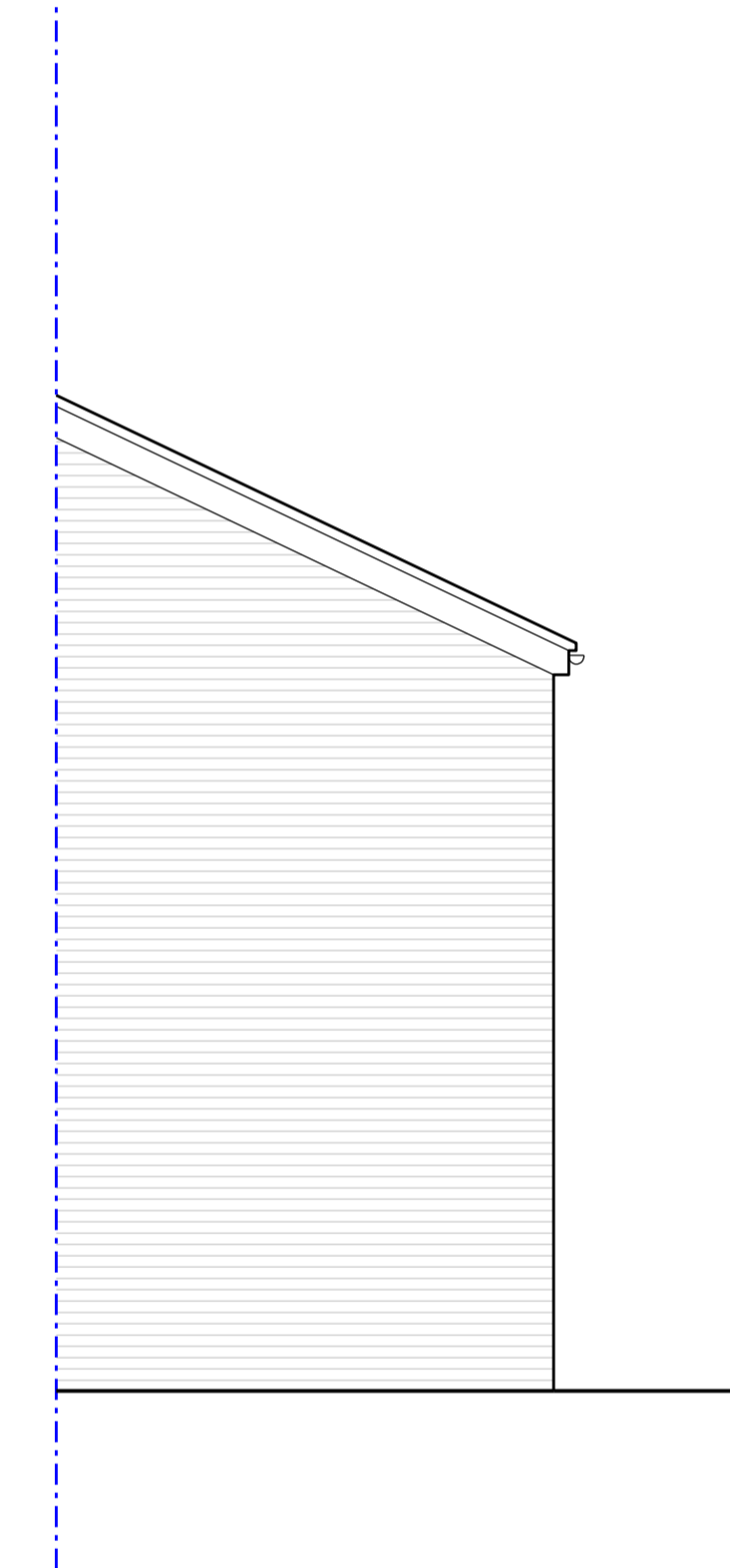
Mark Godson MRTPI  
**SF Planning Limited**



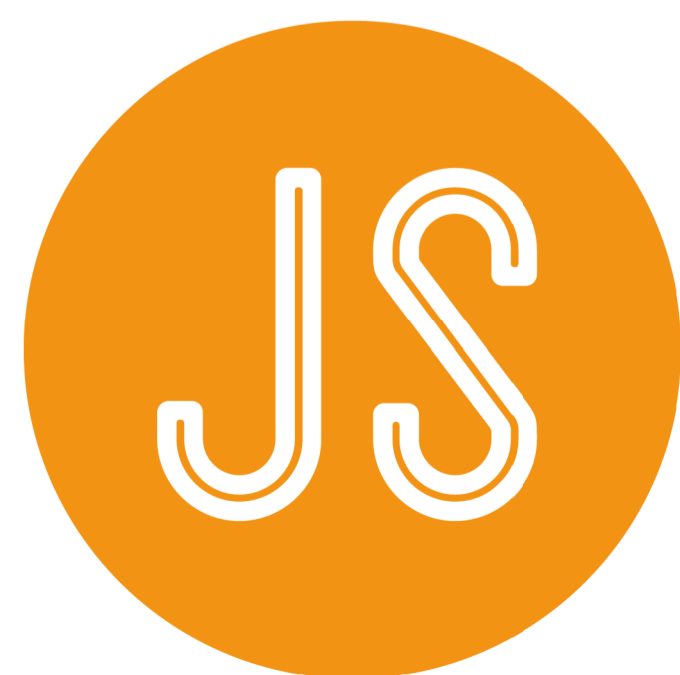
Existing Ground Floor Plan



Existing Rear Elevation



Existing Side Elevation



**SPECIFICATION NOTES**

**Foundations (Ibc by specialist)**  
To be mass concrete 1:2:4 mix. External wall to be 225mm x 600mm. Internal walls to be 500 x 150mm. Trench fill foundations if utilised to be 450 x 750mm. Concrete to achieve a strength of 21 N/mm<sup>2</sup> in 28 days. Strip foundations to be min. 750mm below finished ground level and to be taken down to LA approved solid bottom. A ground report or alternative method of establishing foundation type must be carried out by a specialist prior to laying foundations. Foundations to comply with building regulations document A part E.

**Ground Floor Construction**  
To be power floated 100mm min. thickness mass concrete slab (21 N/mm<sup>2</sup>) to engineers design on 120mm floor grade Kingspan Insulation placed under slab secured to slab on 1200 gauge polythene dpm to be taken up and laid on horizontal dpc or taken up existing walls to be in with any tanking which may be required due to existing agreed levels on sand blinding on 150mm min. sulphate free hardcore. To be well compacted in max. 150mm layers. 0.4 u-value to be achieved. Cavity wall insulation to be carried down to underside of slab insulation to avoid cold bridging. At thresholds provide 50mm insulation between front of slab and rear of external skin.

**Cavity Wall Construction**  
300mm thick cavity wall consisting of 100mm brickwork to external face to match existing building, 25mm air gap, 75mm Kingspan polystyrene insulation fixed with retaining clips to 100mm insulation blocks to inner skin. Closed cavity at eaves level with 9mm Superlux board out to fle. 0.28 u-value to be achieved through external wall. Provide 5 no. galvanised or stainless steel wall ties (type as approved by LA) to BS1243 per m<sup>2</sup> at 600 cts horizontally and 450 cts vertically in staggered pattern. Vertical movement joints to be provided in outer skin to minimise major cracking. 10mm joint at max 8m cts. At all openings and movement joints built in ties every block course vertically. Horizontal dpc to be min. 150mm above ground level. Provide proprietary insulated closure and dpc at jamb.

**Windows & Doors**  
To be UPVC to match existing unless otherwise specified by client and double glazed to provide daylight equivalent to 1/10th floor area and operable ventilation to the 1/20th floor area in accordance with building regulations document F1.6.1 & 6.2. All windows to have trickle and night vents as per Doc F. Patio doors to have night vents 8,000mm<sup>2</sup>. All glazing to comply with BS 6206:1981 for safety glazing. All glazing to comply with Part N Building Regs. All windows to be draught stripped. Double glazed with a min. of 15mm argon filled gap, low E (min. value to be 1.6W/m<sup>2</sup>K).

**Lintels**  
To be galvanised steel type as specified IG lintels or similar. Provide Hyload dpc cavity tray over lintels in cavity wall. All steel cavity lintels to be insulated. All lintels to have min 150mm end bearing dense block or brickwork to be used for supporting piers.

**Internal Finishes**  
To be 12.7mm plasterboard taped and jointed to proprietary metal stud partitions. Studwork between bathrooms and bedrooms to have 50mm compressed glass fibre quilt between studs and 12.7mm plasterboard to side finished as before. All ceilings and underside of stairs to be 12.7mm plasterboard prepared for skim finish.

**Rainwater Goods**  
112mm diameter HR guttering in PVC to match existing to Building Regulations Document H3 Schedule 1. Downpipes to be 63mm internal diameter discharging into roof-able back inlet gullies fitted with balloon gratings.

**Pipe Ventilation**  
SVP to terminate through roof with Code 4 lead apron and anti bird vent terminal. Branch pipes that exceed required lengths to have Hunter Anti Siphonage valve BBA 83/1066. All waste runs to comply with Building Regulations Document H1.

**Drainage**  
All sewers or drain pipes for foul and surface water are to comply with Building Regulations Document H Schedule 1, BS65, BS40 and BS966. Drains passing within 1m of the building to be protected in accordance with Part H. Drains passing through walls to have concrete lintels built in and over and provide 50mm polystyrene sleeve and expansion joints within 150mm of wall. Inspection chambers to be preformed plastic. If chamber is to be in situ into reinforced slab to reduce size of opening. All drain pipes to have flexible joints and laid on 100mm granular bed. Trench to be backfilled with selected material and compacted for first 300mm. Connect all drains to private sewers. If soakaways are used for surface water allow 1m<sup>3</sup> of clean hardcore per down pipe. If actual size of soakaway is to be determined satisfaction percolation test to BS8301 and BRE Digest 365 are to be used and approved by Building Inspector NHBC.

**Ventilation**  
Ventilation of habitable rooms, WCs and cloaks to be in accordance with building regulation document F1.1. Background vents to be not less than 8000mm<sup>2</sup>. Ensuite to have extract fan with a rate of no less than 15 litres per second with 15 minute overrun on fan in accordance with F4.1. Bathroom and ensuite with no windows to have extract fan operated from light pull cord with a rate of no less than 30 litres per second and background vents in accordance with F2.1. Kitchen to have extract ventilation through cooker hood of no less than 30 litres per second and background vents in accordance with F2.1. Roof space ventilation to be in accordance with F2.

**Main Roof**  
See section Drawing BR03

**BUILDING REGULATIONS DOCUMENT P**  
Electrical works by a non competent person scheme member. All wiring and electrical work will be designed, installed, inspected and tested in accordance with requirements of BS7671, IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety). On completion of works a copy of an Installer Test Certificate compliant with BS7671 is to be provided to the client and local authority. Prior to covering all wiring, the installation is to be inspected by a 'Competent Person' and on completion of the work, in addition to the above certificate, an additional 'Competent Persons' Electrical Installation Test Certificate with BS7671 is to be provided to the client and Local Authority. (Competent Persons means a member of the ODPM Electrical Competent Persons Scheme).

**Electrical works by a competent person scheme member.**  
All wiring and electrical work will be designed, installed, inspected and tested in accordance with requirements of BS7671 IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a member of the ODPM Competent Persons Scheme. The competent person is to send the Local Authority a 'Self Certification Certificate' within 30 days of electrical works completion. The client must receive both a copy of the 'Self Certification Certificate' and a BS7671 Electrical Installation Test Certificate.

**Energy Efficient Lighting**  
Provide fixed lighting of basic outlets or complete luminaires that only take lamps having a luminous efficiency greater than 40% per circuit watt e.g. fluorescent tubes or compact fluorescent lamps where can be expected to have most use. Provide to 33% of all rooms, note - hall, stairs and landing count as one room. External lighting where fitted should automatically extinguish when there is daylight or when not required at night. Or have sockets that can only use lamps having a luminous efficiency greater than 40 lumens per circuit watt.

**General**  
All roof to wall abutments form code 4 lead flashings, cavity trays and proprietary GRP secret gutter. Provide 150mm min. upstand to flashings. Smoke alarms as indicated on drawing to be mains operated with battery backup facility. First floor landing and hall detectors to be integrated all to comply with BS5446 part 1 1990. Loft hatch to be draft sealed. Maximum design wind speed equals 44m/s at height of 15m. Resistance to damp, exposure grading = moderate/severe. Maximum exposed snow load = 1,000mm<sup>2</sup>. SAP to be submitted to LA prior to commencement of works. Hot water storage and space heating controls to be submitted to LA prior to commencement of works.

**Note**  
The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The contractor is to comply in all aspects with current building legislation, building standards, specifications, building regulations etc. whether or not specifically stated on this drawing or the supporting documents. This specification must be read with and checked against any structural, geotechnical or other specialist documentation. This specification is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure (including drainage) must be investigated by the contractor. A suitable method of foundation to be inspected by building control allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground should be further investigated by a suitable expert. Any earthwork construction shown on the planning drawings indicate typical slopes for guidance only and should be investigated by a suitable expert.

**The client is to appoint an appropriate person in the role of principal designer to comply with new CDM/H&S 2015 regulations.**

