

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

J

Surname

Barnfield

Company Name

Twigworth Development Ltd

Address

Address line 1

The Site

Address line 2

24 Chosen View Rd

Address line 3

Kingsditch Trading Estate

Town/City

Cheltenham

Country

United Kingdom

Postcode

GL51 9LT

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

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

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

When did this use end (if known)?

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Mix of brickwork and render

Proposed materials and finishes:

Through colour render

Type:

Windows

Existing materials and finishes:

White UPVC

Proposed materials and finishes:

Grey UPVC

Type:

Doors

Existing materials and finishes:

White upvc

Proposed materials and finishes:

Grey upvc

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

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

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

Existing mains already connected to building

Waste Storage and Collection

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

- Yes
- No

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

- Yes
- No

Trade Effluent

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

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

| |
|-------------------------------|
| Housing Type: Other |
| 1 Bedroom: 0 |
| 2 Bedroom: 0 |
| 3 Bedroom: 0 |
| 4+ Bedroom: 1 |
| Unknown Bedroom: 0 |
| Total: 1 |

| Proposed Market Housing Category Totals | 1 Bedroom Total | 2 Bedroom Total | 3 Bedroom Total | 4 Bedroom Total | Unknown Bedroom Total | Bedroom Total |
|---|-----------------|-----------------|-----------------|-----------------|-----------------------|---------------|
| | 0 | 0 | 0 | 1 | 0 | 1 |

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

| | |
|---|---|
| Total proposed residential units | 1 |
| Total existing residential units | 0 |
| Total net gain or loss of residential units | 1 |

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

Treatment Clinic

Existing gross internal floorspace (square metres):

176

Gross internal floorspace to be lost by change of use or demolition (square metres):

176

Total gross new internal floorspace proposed (including changes of use) (square metres):

176

Net additional gross internal floorspace following development (square metres):

0

| Totals | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|--------|--|---|---|--|
| | 176 | 176 | 176 | 0 |

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I / We hereby apply for Full planning permission 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 opinions 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

Apex Architecture

Date

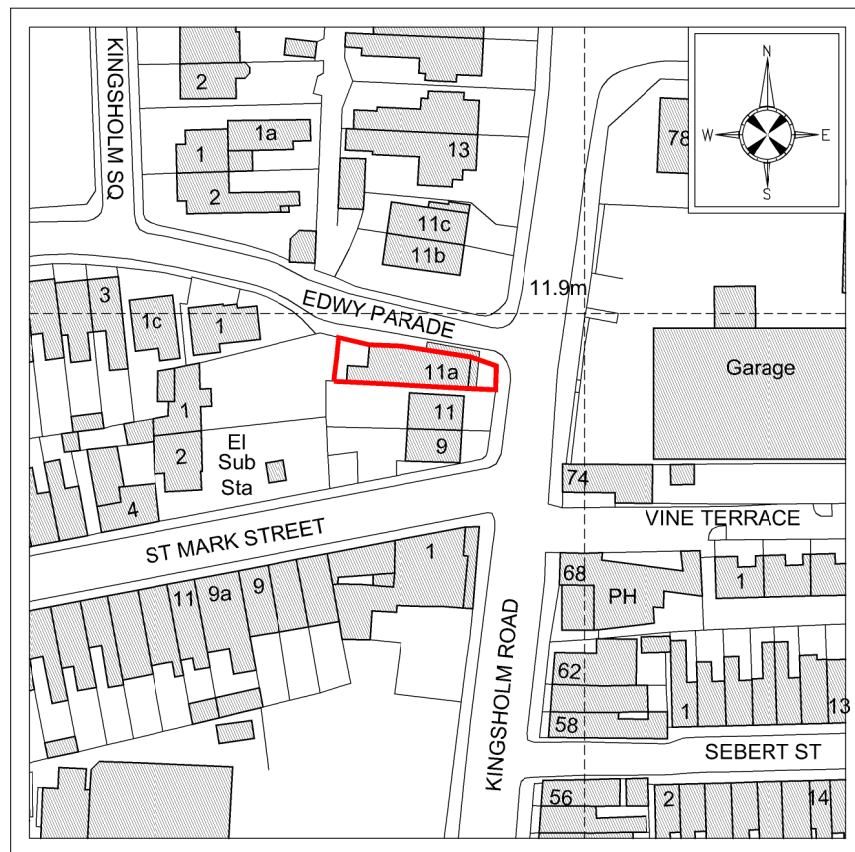
23/06/2022

All dimensions to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site.

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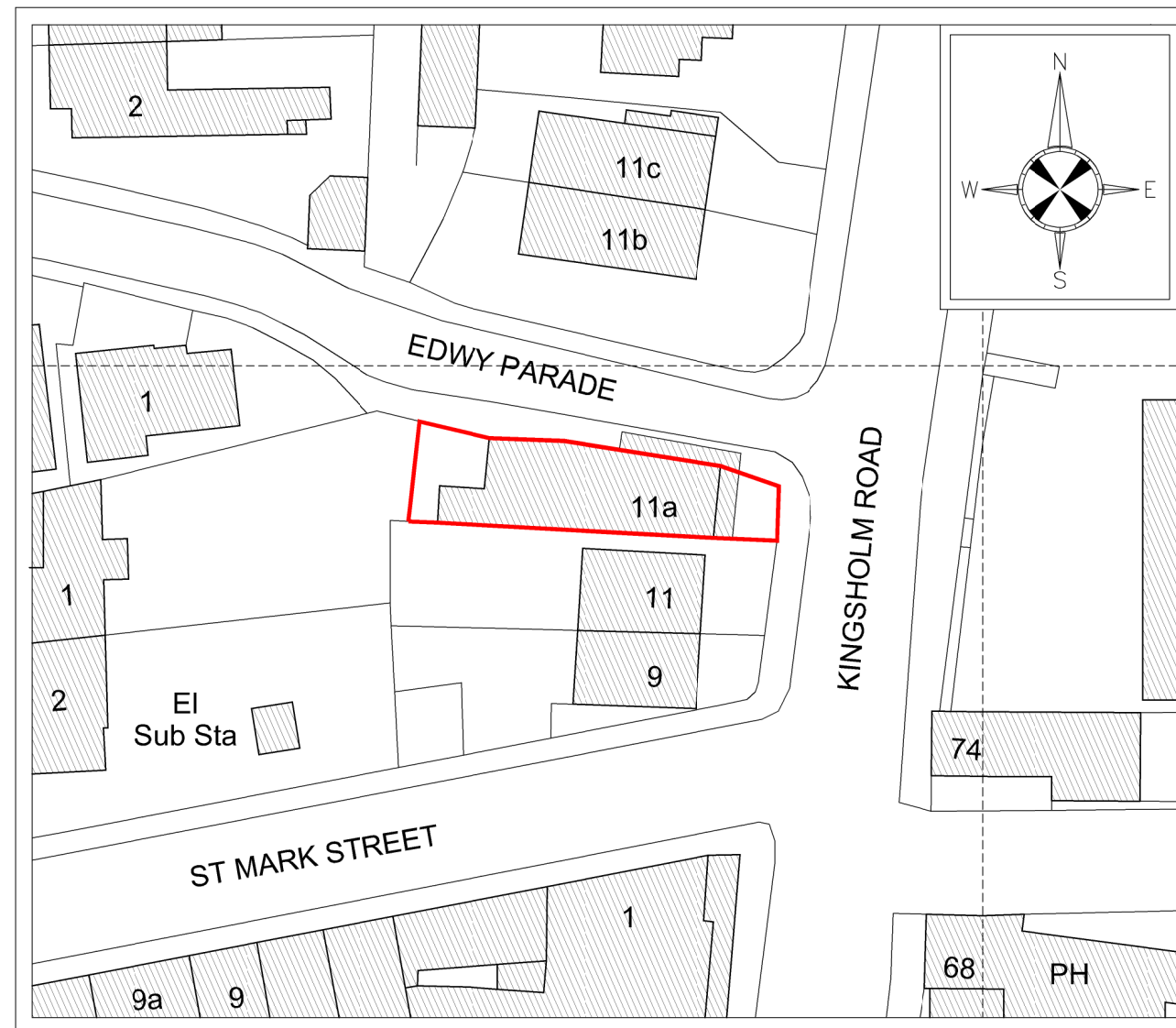
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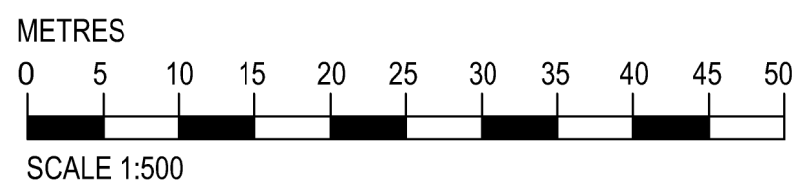
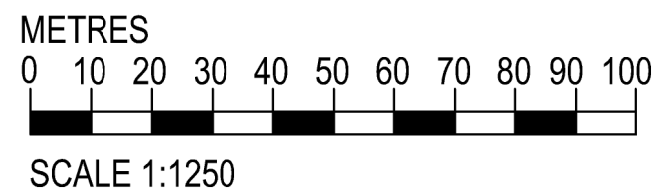


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LOCATION PLAN - Scale 1:1250



BLOCK PLAN - Scale 1:500



Oak House, Aylburton, Gloucestershire. GL15 6ST 01594 516161
 Wyastone Business Park, Monmouth. NP25 3SR 01600 800101
 The Site, 24 Chosen View Rd, Cheltenham. GL51 9LT 01242 650 980

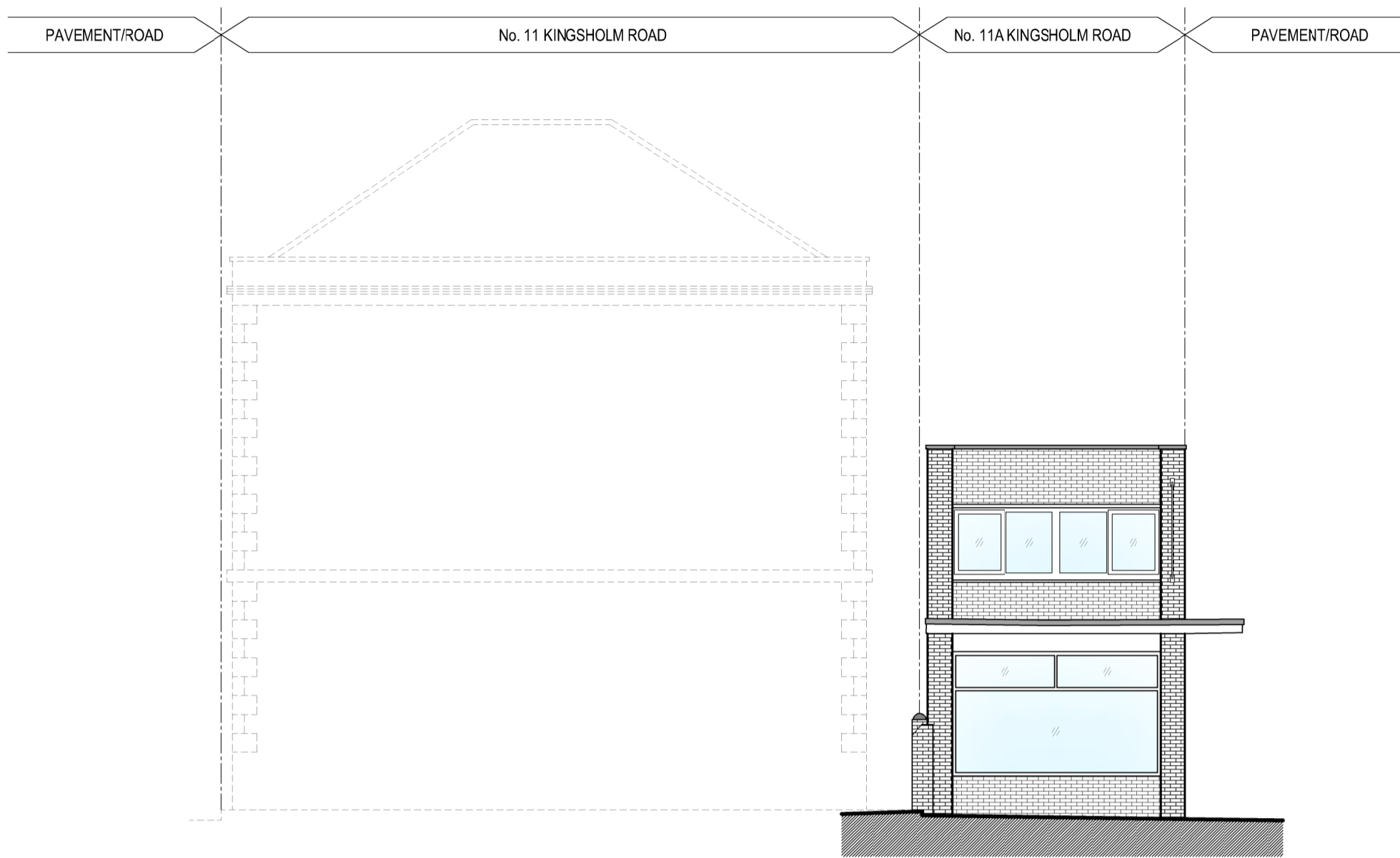
Client Metier Homes Ltd

Project 11a Kingsholm Road
 Gloucester
 GL1 3AY

Title Location & Block Plans

| | | |
|----------------------------|--------------------|------------------|
| Job No. CH102kr | Drawing No. 101 | Revision N/A |
| Scale 1:1250 & 1:500@A3 | Issue Planning | Date May 2022 |

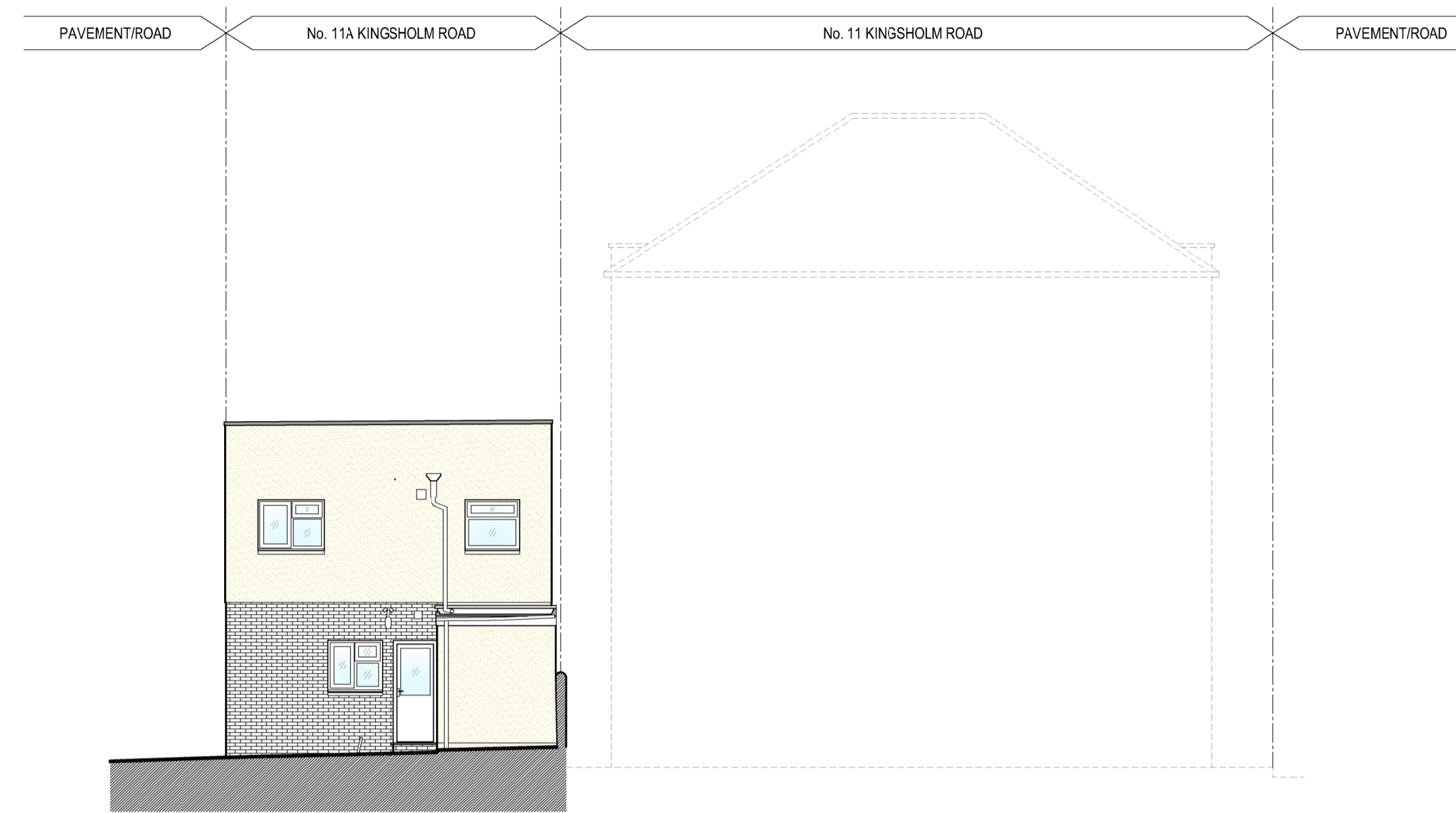
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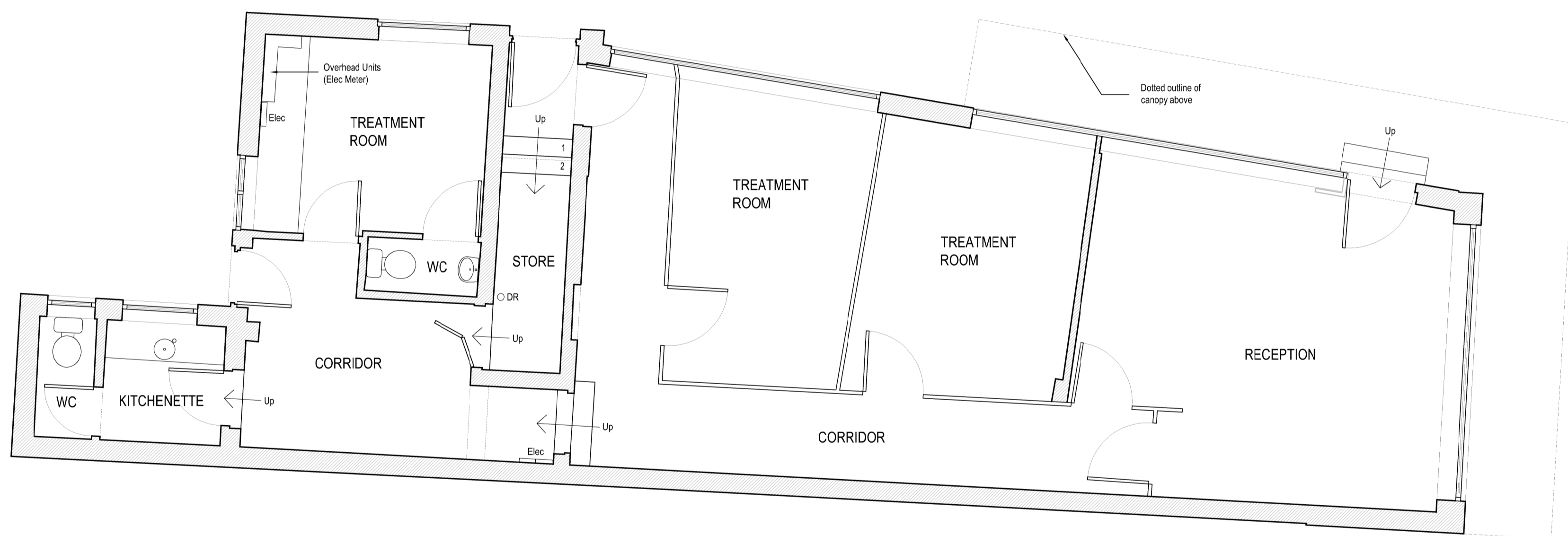
FRONT ELEVATION EAST



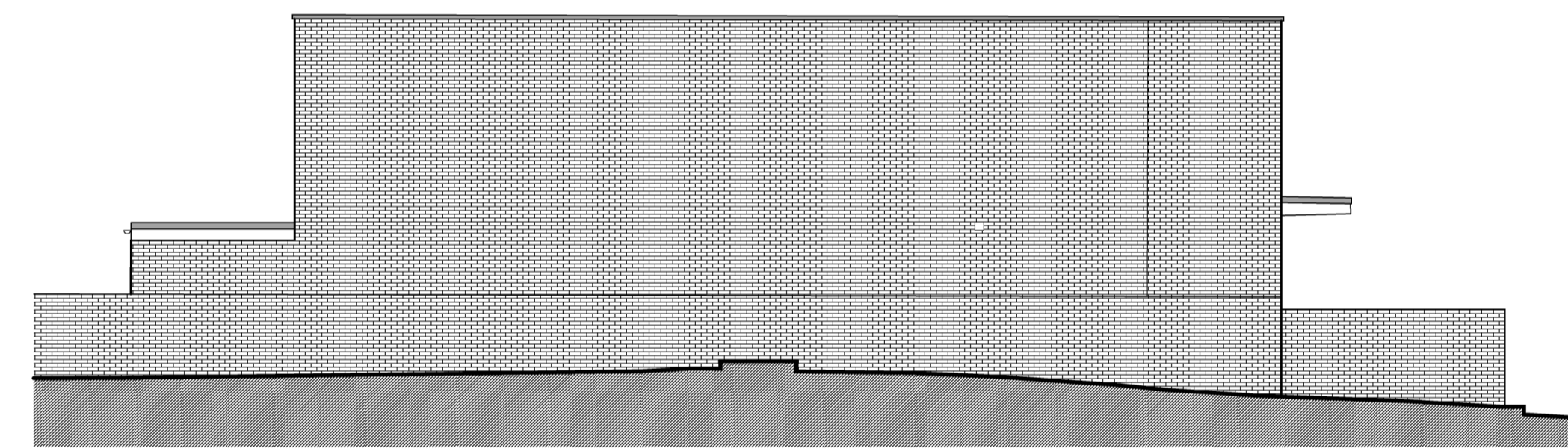
SIDE ELEVATION NORTH



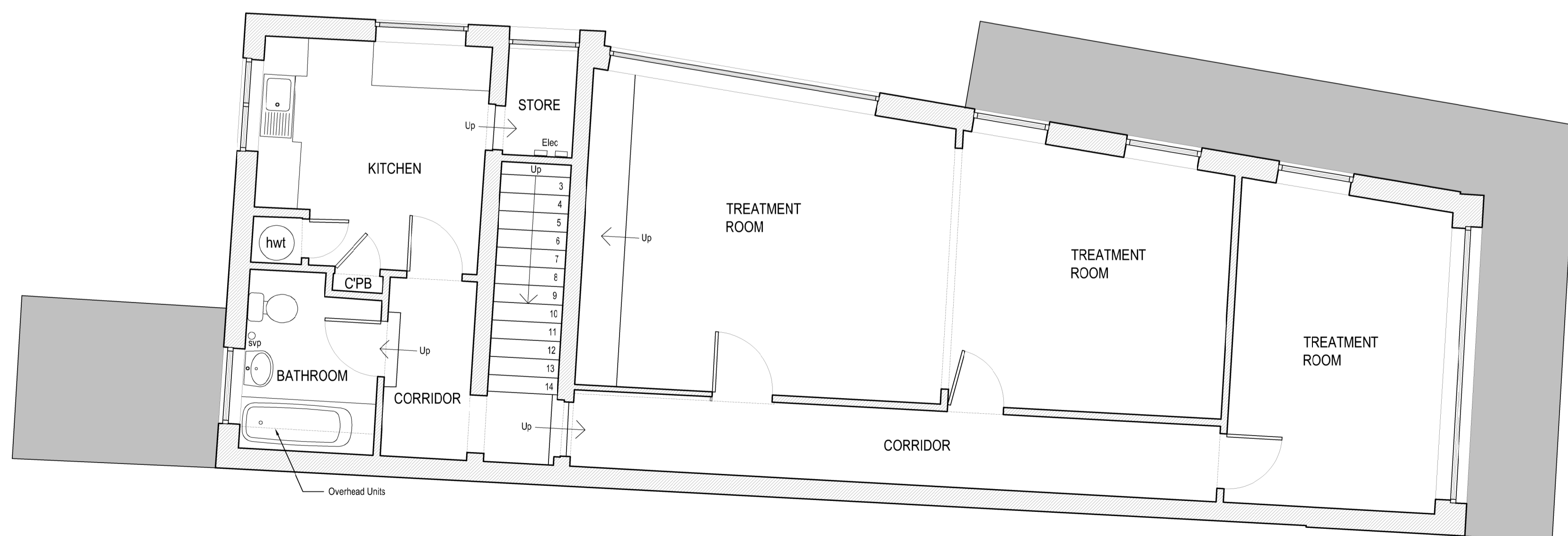
REAR ELEVATION WEST



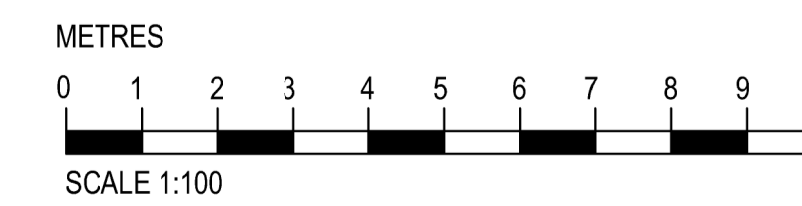
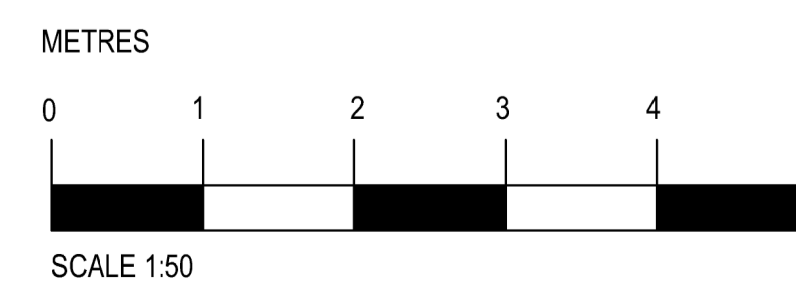
GROUND FLOOR



SIDE ELEVATION SOUTH



FIRST FLOOR



Oak House, Aylburton, Gloucestershire, GL15 3ST 01594 516161
 Wyastone Business Park, Monmouth, NP25 3SR 01600 800101
 The Ste, 24 Chosen View Rd, Cheltenham, GL51 9LT 01242 650 980

Client Metier Homes Ltd

Project 11a Kingsholm Road
 Gloucester
 GL1 3AY

Title Existing Plans

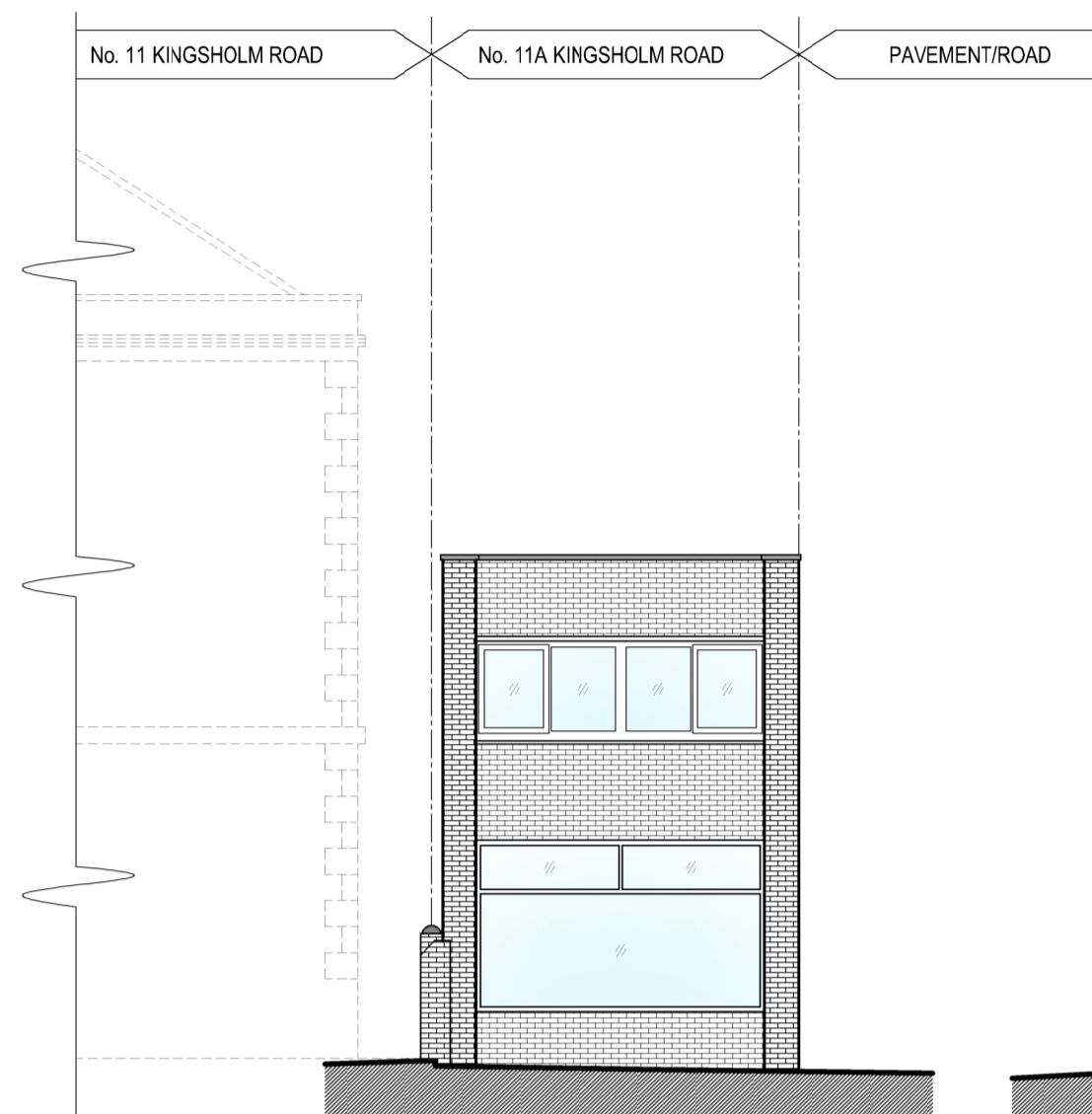
| Job No. | Drawing No. | Revision |
|------------------------|----------------|---------------|
| CH102kr | 100 | N/A |
| Scale 1:50 & 1:100 @A1 | Issue Planning | Date May 2022 |

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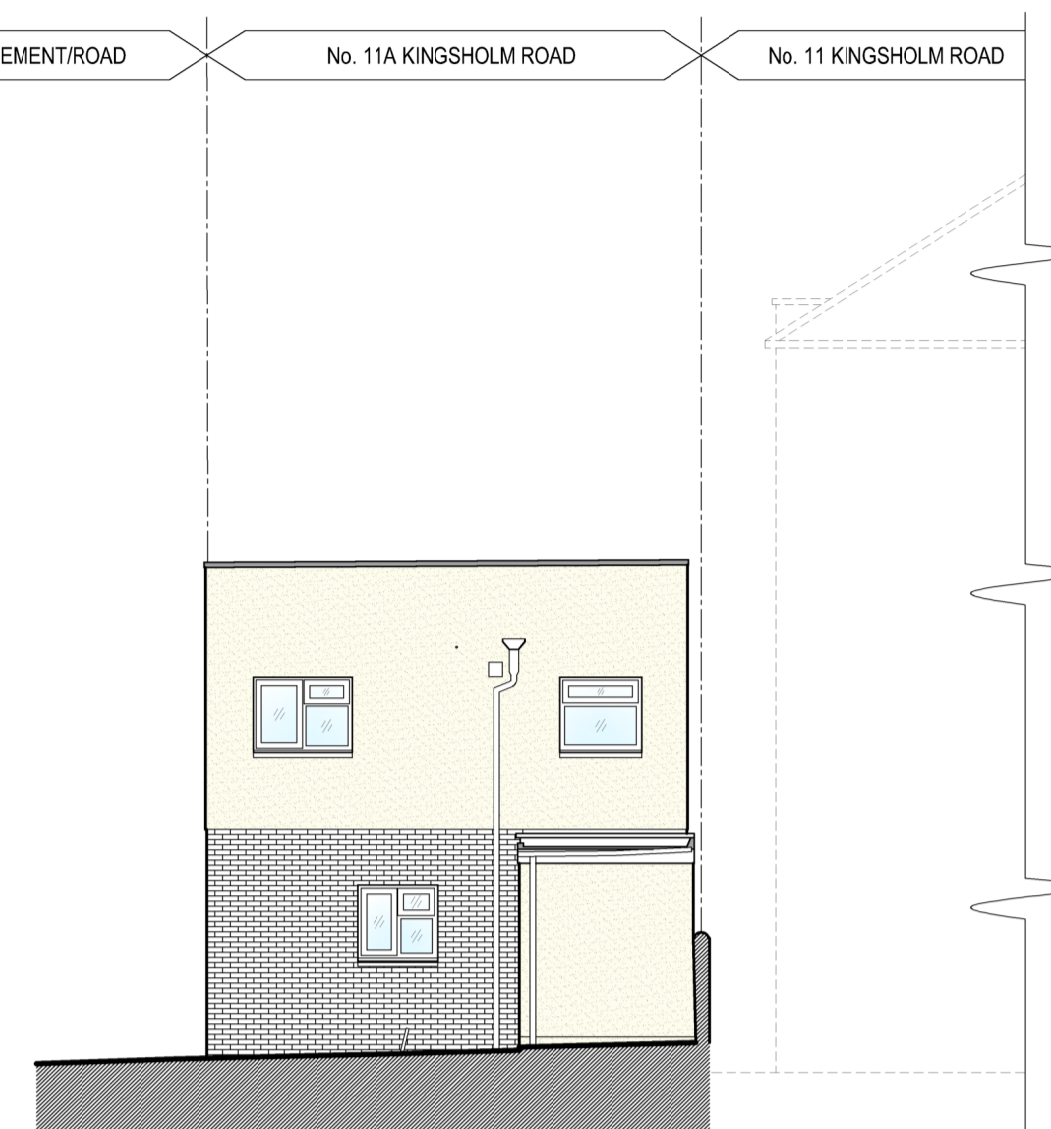
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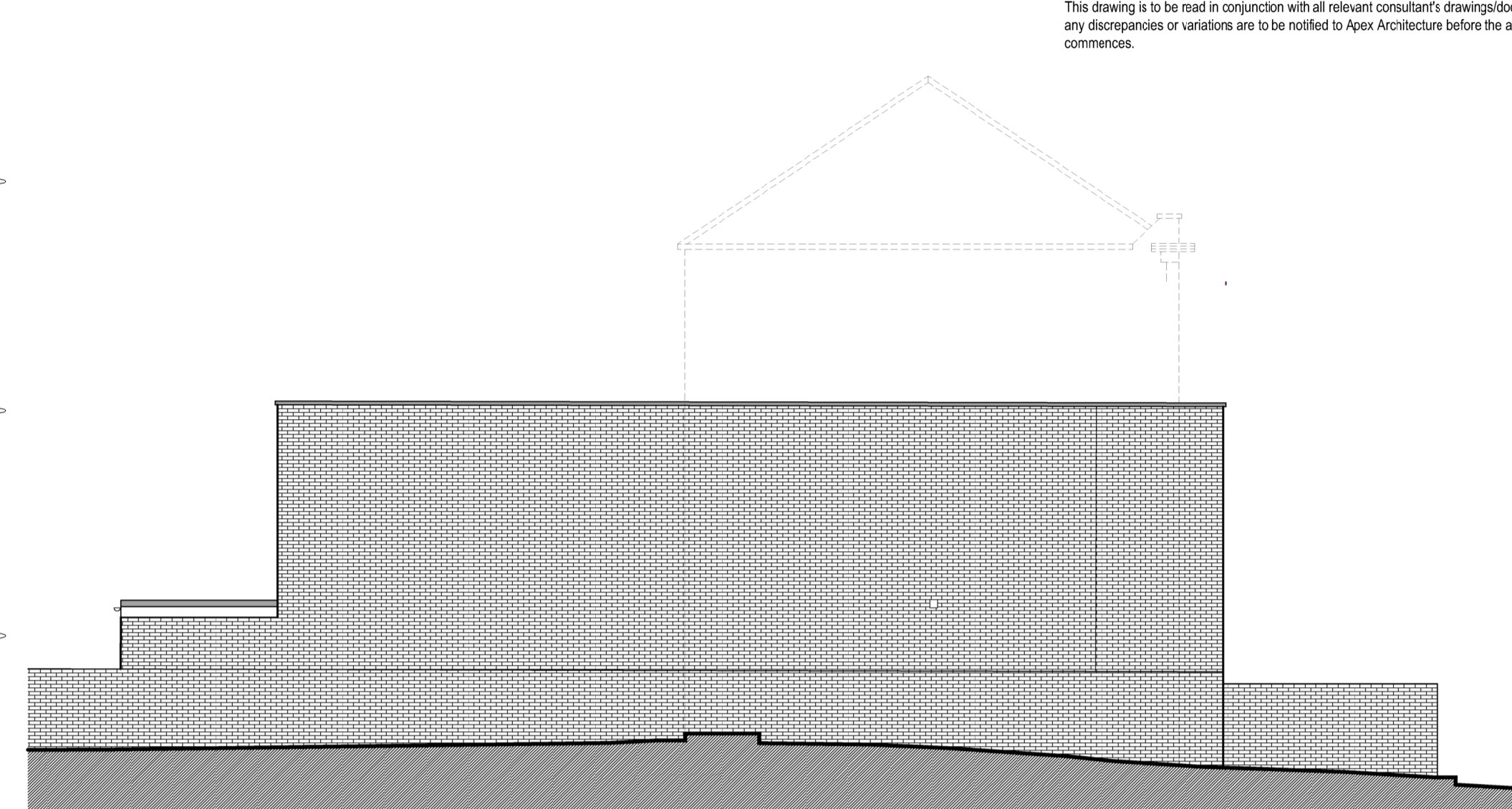
FRONT ELEVATION EAST



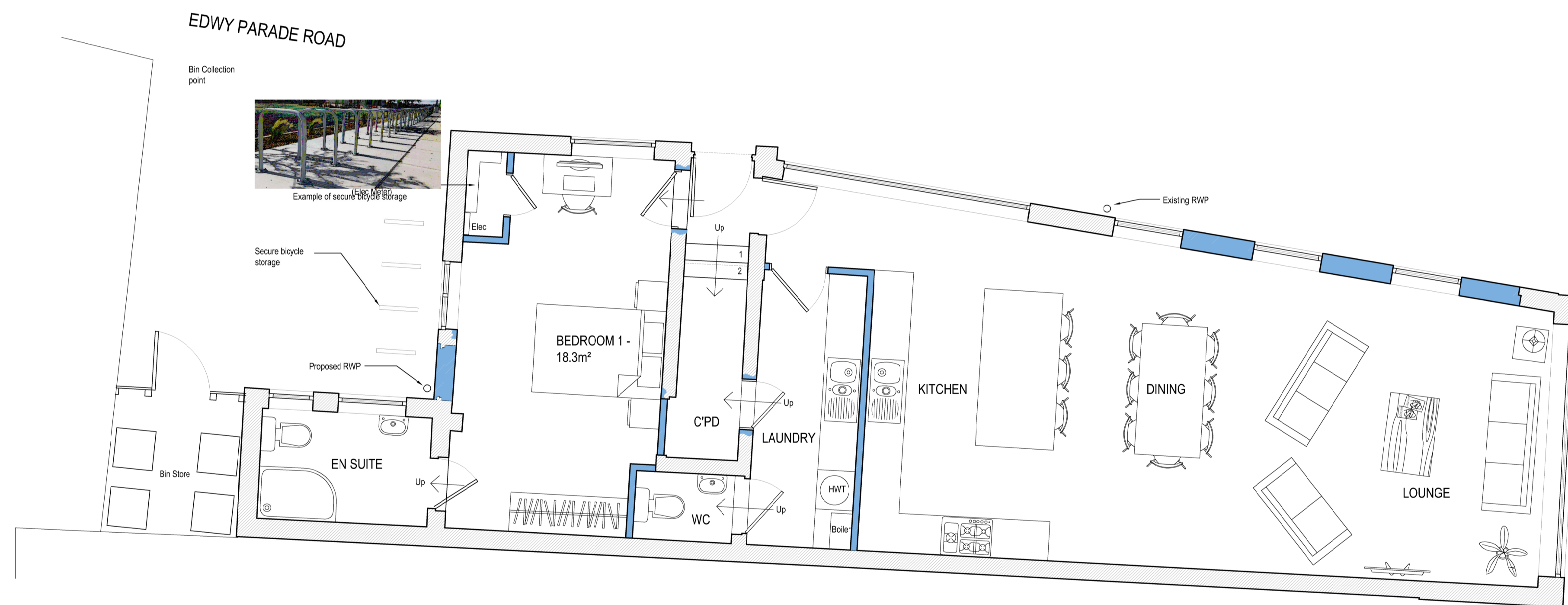
SIDE ELEVATION NORTH



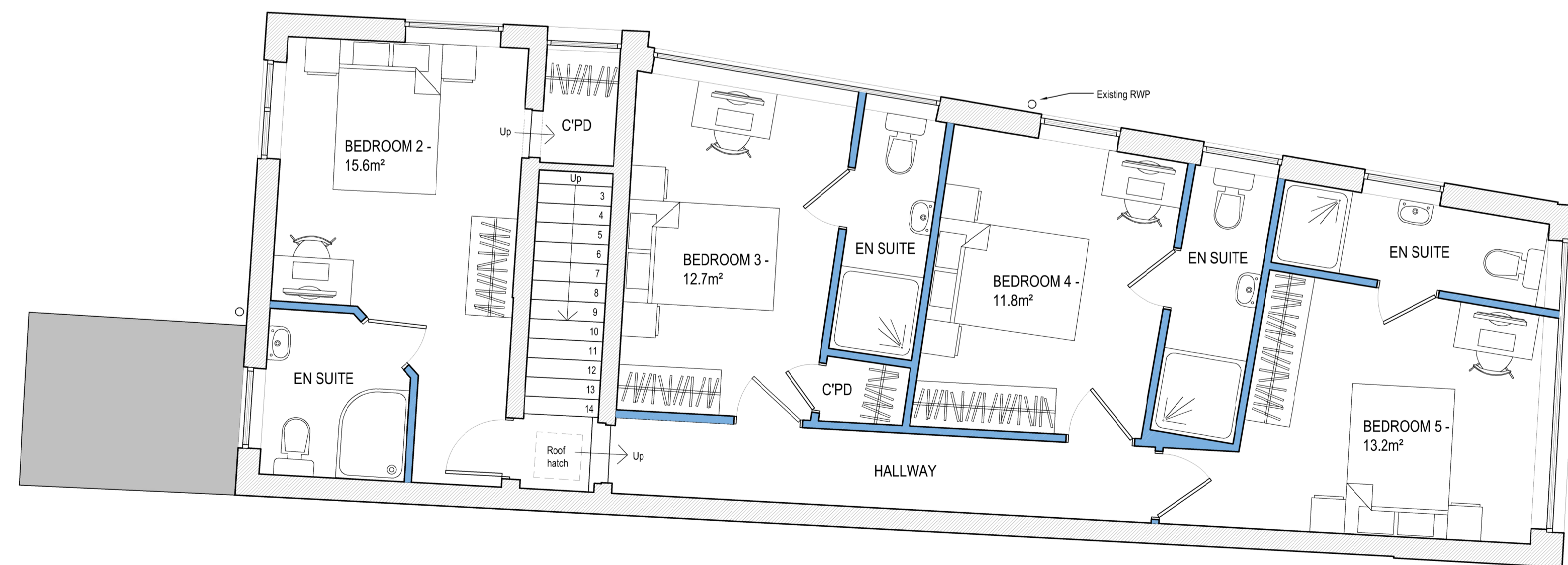
REAR ELEVATION WEST



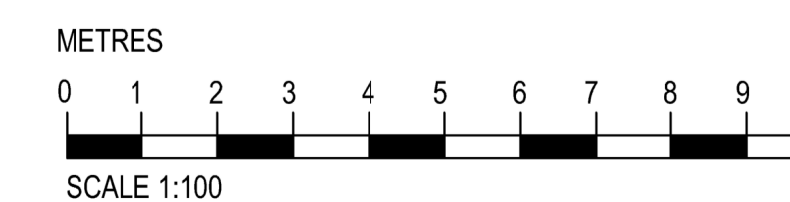
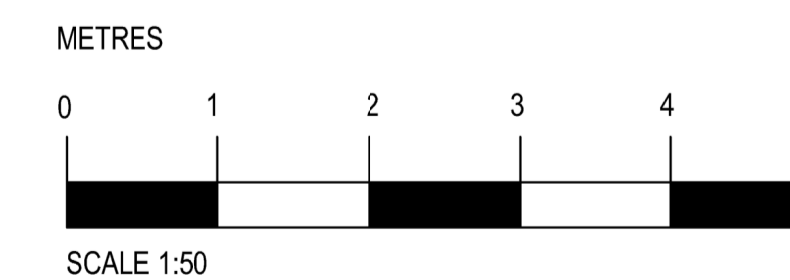
SIDE ELEVATION SOUTH



GROUND FLOOR



FIRST FLOOR



| Revision | Date | Description | Drawn by | Checked by |
|----------|------------|---------------------------|----------|------------|
| A | 16.06.2022 | Material legend added | CDV | |
| B | 28.07.2022 | Client amendments | TWB | |
| C | 16.08.2022 | Client amendments | TWB | |
| D | 27.09.2022 | Bin & Cycle storage added | CDV | |



Oak House, Aylburton, Gloucestershire. GL15 6ST
Wyastone Business Park, Monmouth. NP25 3SR
The Site, 24 Chosen View Rd, Cheltenham. GL51 9LT

Client: Metier Homes Ltd

Project: 11a Kingsholm Road
Gloucester
GL1 3AY

Title: Proposed Drawing

| Job No. | Drawing No. | Revision |
|------------------|-------------|----------|
| CH102kr | 200 | D |
| Scale | Issue | Date |
| 1:50 & 1:100 @A1 | Planning | May 2022 |

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KEY:

- Existing HMO properties
- Proposed HMO property



Oak House, Aylburton, Gloucestershire. GL15 6ST
 Wyastone Business Park, Monmouth. NP25 3SR
 The Site, 24 Chosen View Rd, Cheltenham. GL51 9LT

Client **Metier Homes Ltd**

Project **11a Kingsholm Road
 Gloucester
 GL1 3AY**

Title **Plan indicating HMO properties**

| Job No. | Drawing No. | Revision |
|---------|-------------|-----------|
| CH102kr | 201 | N/A |
| Scale | Issue | Date |
| NTS | Planning | Sept 2022 |



APEX

ARCHITECTURE

DESIGN, ACCESS & HERITAGE STATEMENT
FOR

'The conversion of existing Therapy Clinic into a HMO'

11a Kingsholm Road,
Gloucester,
GL1 3AY

Apex Architecture, Oak House, Aylburton Business Park,
Stockwell Lane, Aylburton, Lydney, GL15 6ST

Design and Access & Heritage Statement:

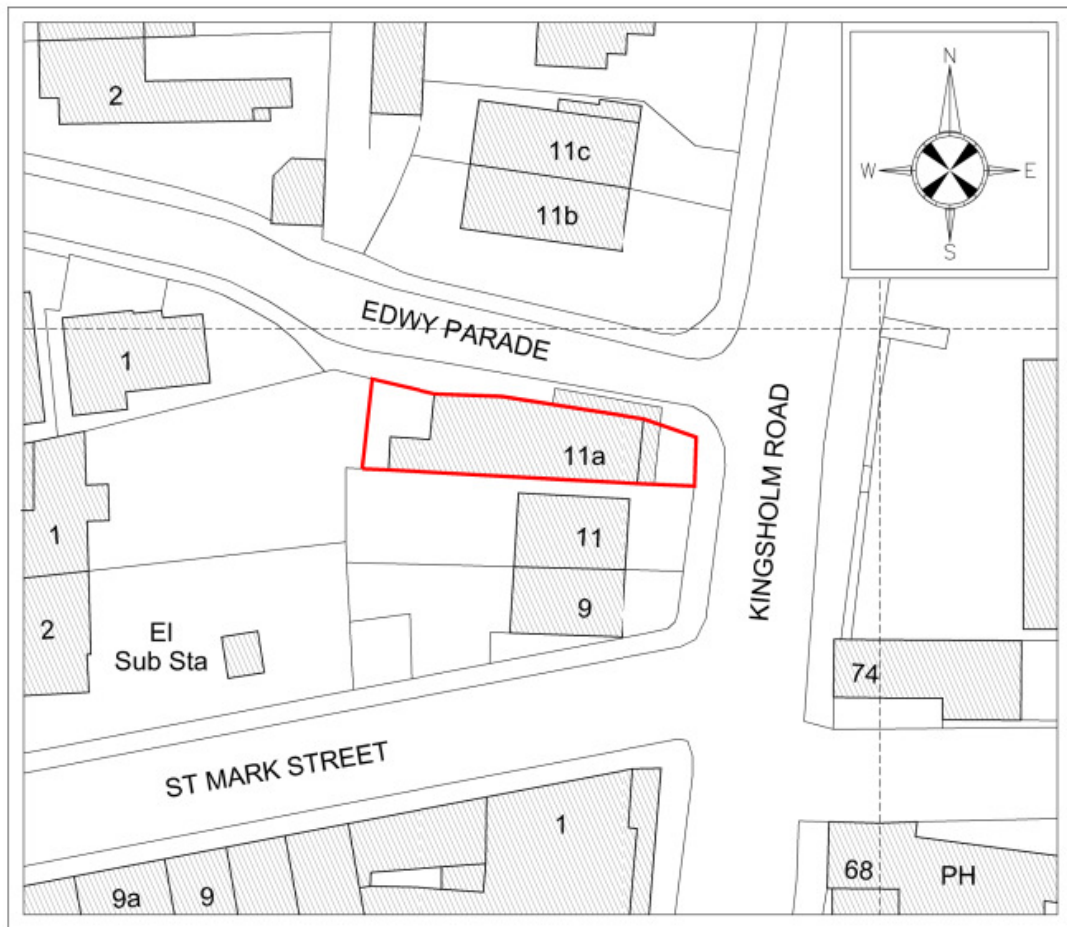


Conversion of existing Therapy Clinic into HMO:
11a Kingsholm Road, Gloucester, GL1 3AY.

1. Introduction

This Design & Access Statement has been prepared by Apex Architecture Limited and is intended to support the Planning Application for the conversion of 11a from a Therapy Clinic into a HMO.

The site plan is shown below:



The Design & Access Statement has been prepared in line with government guidance which advises that such statements be submitted with the Planning Application and states that proposed developments should be considered in relation to the wider context, and not just the development site and its immediately adjacent buildings.

The report should be read in conjunction with other material submitted:-

- The full planning application forms
- The application drawings

Design and Access & Heritage Statement:



Conversion of existing Therapy Clinic into HMO:
11a Kingsholm Road, Gloucester, GL1 3AY.

2. Background of Site:

Up until 2021 the existing building was used as a Therapy Clinic, however this business has now moved from the premises and the building is now vacant.



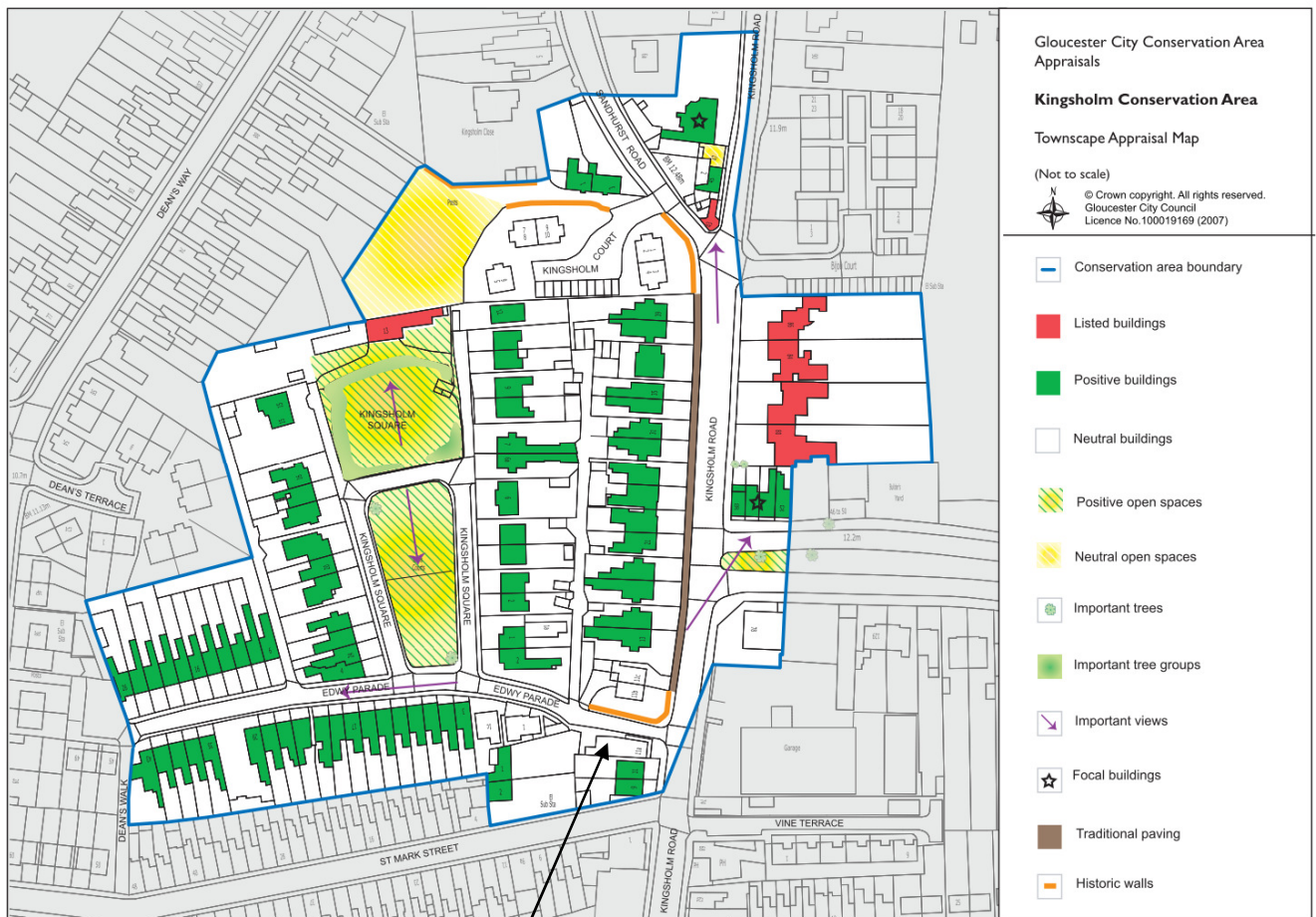
Design and Access & Heritage Statement:



Conversion of existing Therapy Clinic into HMO:
11a Kingsholm Road, Gloucester, GL1 3AY.

3. Heritage impact assessment:

The area below outlined in blue is Kingsholm Conservation Area.



11a Kingsholm Road

The buildings within the Conservation Area are categorised into Listed Buildings, Positive Buildings or Neutral Buildings. 11a Kingsholm Road has been identified as a 'Neutral Building' which means that the LA feel that the building neither detracts nor makes a positive contribution to the character and appearance of the Conservation Area.

Alterations to the existing building have been carried out over the years, resulting in a mix of external material finishes and colours that, in our opinion detracts from the local Conservation Area. Although the proposed renovation of the building do not alter the size and shape, it does alter the fenestration of the windows. The new window openings and positions, along with covering the building with a new through colour render finish, will change its overall character which will result in a positive contribution to the Conservation Area.

Design and Access & Heritage Statement:



Conversion of existing Therapy Clinic into HMO:
11a Kingsholm Road, Gloucester, GL1 3AY.

4. Requirement for Development:

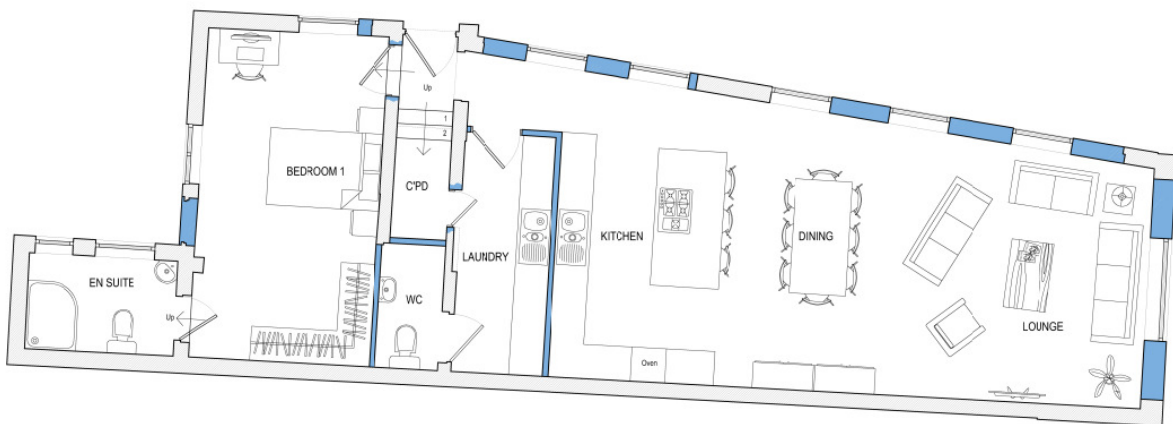
Our Clients have been in discussions with a local rugby club, who require this building in order to provide local housing for their players and staff. If planning approval is acquired it will enable the rugby club to increase their staffing levels, and therefore continue to offer employment opportunities to the local community.

5. Layout and Design:

The proposal is to convert the existing building into a HMO. The ground floor will predominantly make up the shared living space for the occupants. This space will provide a Kitchen, Utility, Dining and Living area, as well as a ground floor WC. There will also be one double bedroom and en-suite situated on the ground floor.

The first floor of the building will provide 4 double bedrooms, each with their own en-suites.

Refer to floor plans below:





6. Finishes

The materials for the proposal have been selected to ensure the building will fit better within its surroundings, and provide a more positive contribution to the Conservation Area.

7. Energy Efficiency

Throughout the construction of the development, materials required will be sourced locally where possible to ensure transportation and emissions are kept to a minimum.

The new windows and doors will be more efficient than the existing, and the performance of the external fabric will be up graded where possible.

8. Drainage

There will be no change to the existing drainage connection, the new drainage system within the building will be connected into the existing mains sewer.

9. Flood Risk Assessment

The site is not within a flood risk area, and there will be no change in the flood risk in the area.

10. Access

Access to the building will not change as part of the proposal.

11. Conclusion

The application site lies within the Kingsholm Conservation Area, and the property is defined as a 'neutral building'.

As already mentioned above, alterations to the existing building have been carried out over the years, resulting in a mix of external material finishes and colours that, in our opinion detracts from the local Conservation Area.

The scheme proposals will change the overall character of the building, which will result in a positive contribution to the Conservation Area.