



Development Control  
Gloucester City Council  
PO Box 3252, Gloucester, GL1 9FW  
01452 396396  
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www.gloucester.gov.uk/planning

## 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	<input type="text" value="19"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Underhill 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="GL4 6HB"/>

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

Easting (x)	Northing (y)
<input type="text" value="385164"/>	<input type="text" value="215670"/>
Description	<input type="text"/>

## Applicant Details

### Name/Company

Title

Mr

First name

Lee

Surname

Williams

Company Name

### Address

Address line 1

Land at 19 Underhill Road

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL4 6HB

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

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

## Site Area

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

317.00

Unit

Sq. metres

## 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

Erection of bungalow on land at 19 Underhill Road (Resubmission following cyber attack)

Has the work or change of use already started?

☐ Yes

☒ No

## Existing Use

Please describe the current use of the site

Vacant Land

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

Garden of 19 Underhill Road



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:**

N/A

**Proposed materials and finishes:**

Render

**Type:**

Roof

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Tiles

**Type:**

Windows

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

U-PVC

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

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cars

### Existing number of spaces:

0

### Total proposed (including spaces retained):

2

### Difference in spaces:

2

## 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

## Waste Storage and Collection

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

- ☒ Yes
- ☐ No

If Yes, please provide details:

Please refer to Proposed Site Plan

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:

Houses

#### 1 Bedroom:

0

#### 2 Bedroom:

0

#### 3 Bedroom:

1

#### 4+ Bedroom:

0

#### Unknown Bedroom:

0

#### Total:

1

### Proposed Market Housing Category Totals

1 Bedroom Total

0

2 Bedroom Total

0

3 Bedroom Total

1

4 Bedroom Total

0

Unknown  
Bedroom Total

0

Bedroom Total

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

## 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

Miss

First Name

Sarah-Jane

Surname

Bonner

Declaration Date

28/02/2022

☒ 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 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

Sarah-Jane Bonner

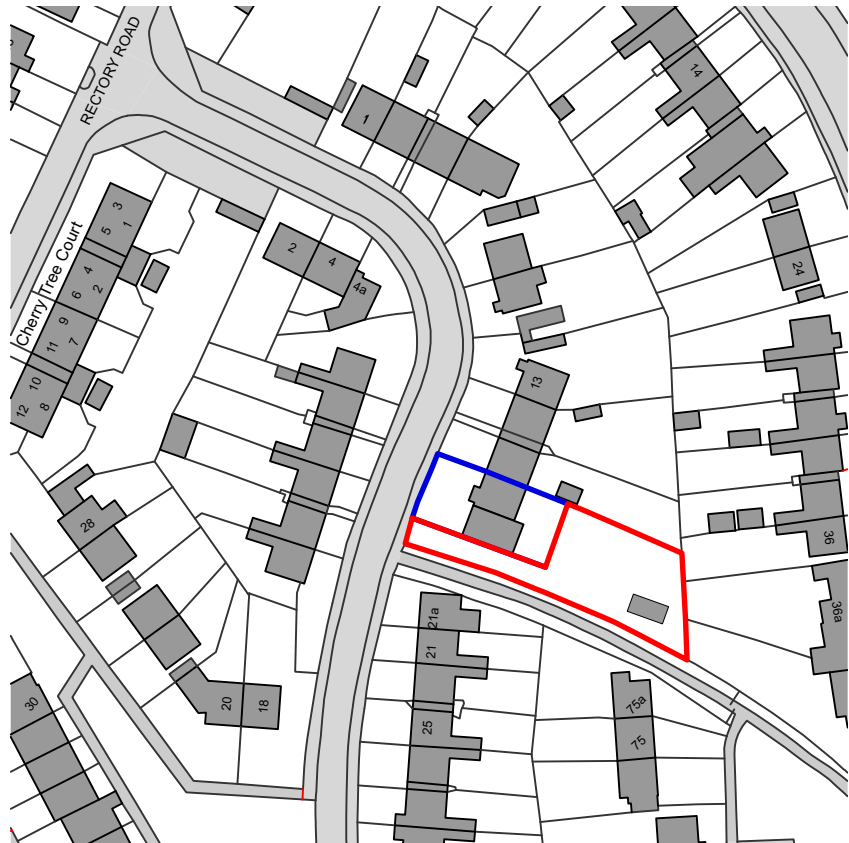
Date

28/02/2022

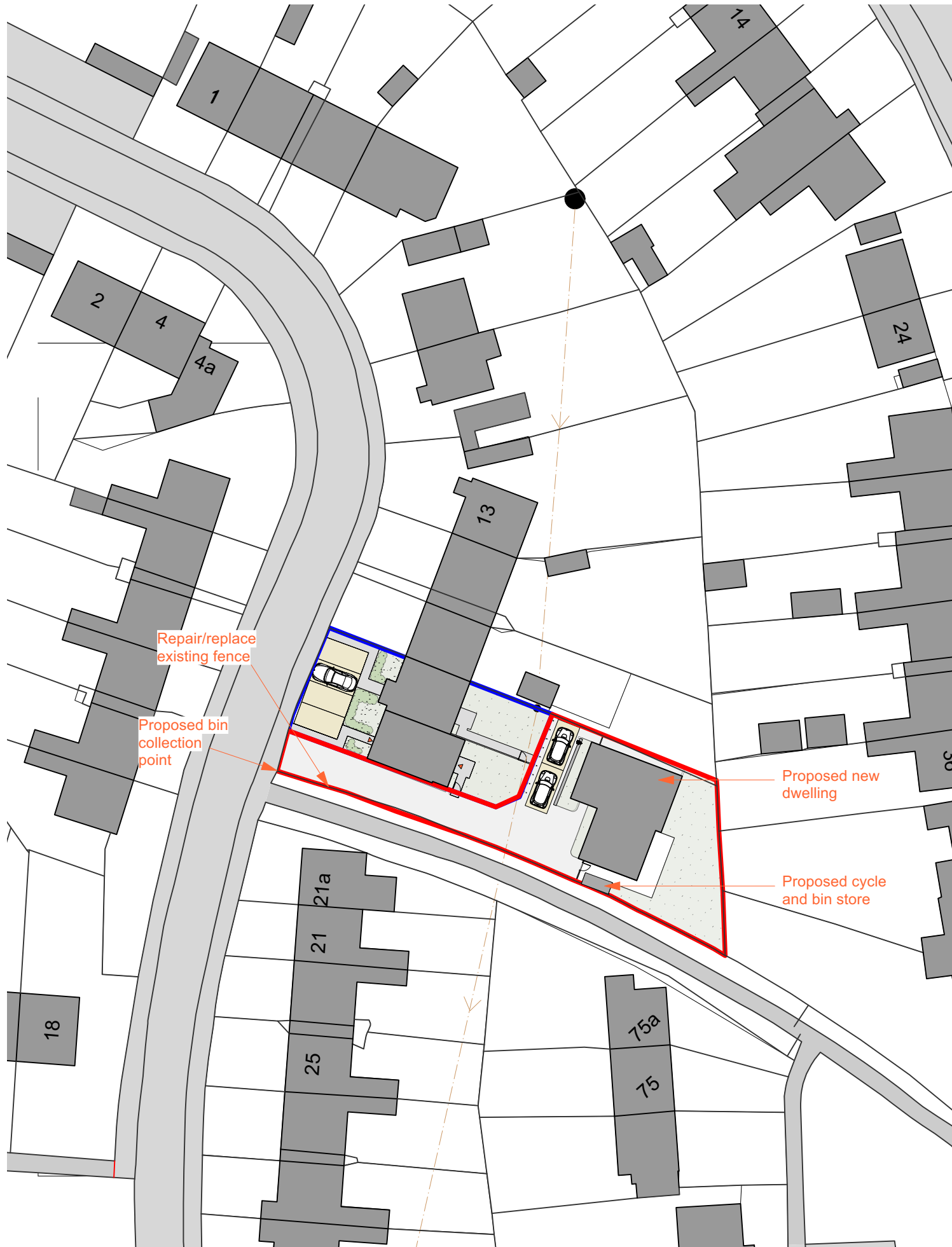
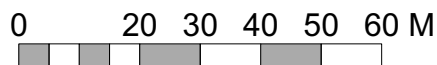




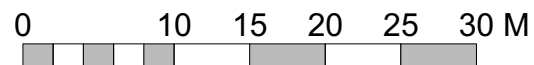
1 AERIAL VIEW  
Not to scale



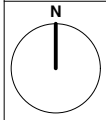
2 LOCATION PLAN  
1:1250 @ A3



3 PROPOSED SITE BLOCK PLAN  
1:500 @ A3



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- 5 IF IN DOUBT, ASK.



- PROPERTY BOUNDARY
- SITE BOUNDARY

Amendments made inline with planning officers comments	14.04.2022	OS	B
Revised scheme in line with Client's request	26/08/2021	OS	A
Revision Description	Date	Check	Rev



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Ludlow T 01584 519 747 Gloucestershire T 01242 269374

Client :  
Lee Williams

Project :

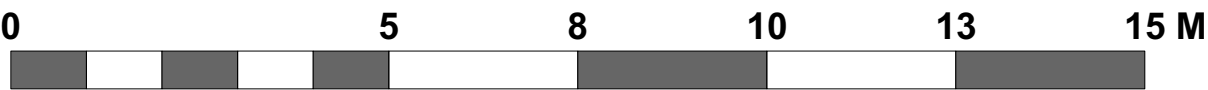
Land at 19 Underhill Road, Matson,  
Gloucester, GL4 6HB

Drawing Title :

Site Location and Block Plan Rev B

Status Planning	Date APRIL 2022	Drawn By DH
Drawing No. 3754 P(0) 01B	Revision B	Scale AS SHOWN





SCALE: 1:100 @ A1

# PLANNING ISSUE

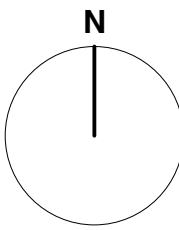
CLIENT SUPPLIED SITE DRAWINGS

STRUCTURAL INFORMATION INDICATIVE ONLY SHOWN FOR CO-ORDINATION PURPOSES

PLEASE REFER TO STRUCTURAL ENGINEERS SPECIFICATION

PLEASE NOTE NO MANHOLES WERE LIFTED THROUGH SURVEYING THE PROPERTY. CONTRACTOR IS REQUIRED TO INSPECT DRAINAGE SYSTEM TO CHECK THEY WORK PRIOR TO COMMENCEMENT

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Amendments made inline with planning officers comments 14.04.2022 OS A

Revision	Description	Date	Check	Rev
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Client :  
**Lee Williams**

Project :

Land at 19 Underhill Road, Matson,  
Gloucester, GL4 6HB

Drawing Title :

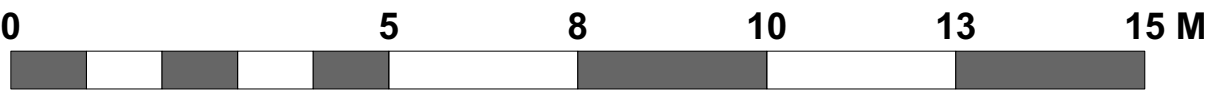
Existing Site Plan

Status Planning	Date AUG 2021	Drawn By SJB
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Drawing No. 3754 P(1) 01	Revision A	Scale 1:100
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**1 EXISTING SITE PLAN**  
1:100 @ A1





SCALE: 1:100 @ A1

# PLANNING ISSUE

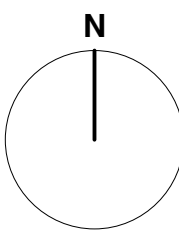
CLIENT SUPPLIED SITE DRAWINGS

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KEY

- Public Foul Gravity / Lateral Drain
- Manhole

EV CHARGING POINT TO BE PROVIDED.

WATERBUTTS FOR SUSTAINABLE URBAN DRAINAGE

NEW PLOT

4.1M WIDE ACCESS

SECURE CYCLE STORE AND BIN STORE TO BE PROVIDED

Site plan updated to include Drainage Strategy as requested by PO	05/05/2022	OS	D
Amendments made in line with P.O.s requests	14.04.2022	OS	C
Revised scheme in line with Client's request	26/08/2021	OS	B

Revision Description	Date	Check	Rev
----------------------	------	-------	-----



London  
T 0203 130 0398  
Hereford  
T 01432 278 707  
Ludlow  
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Gloucestershire  
T 01242 269374

Client :  
Lee Williams  
Project :

Land at 19 Underhill Road, Matson, Gloucester, GL4 6HB  
Drawing Title :

Proposed Site Plan

Status Planning	Date May 2022	Drawn By SJB
Drawing No. 3754 P(1) 02	Revision D	Scale 1:100



# Design and Access Statement

## Project Name

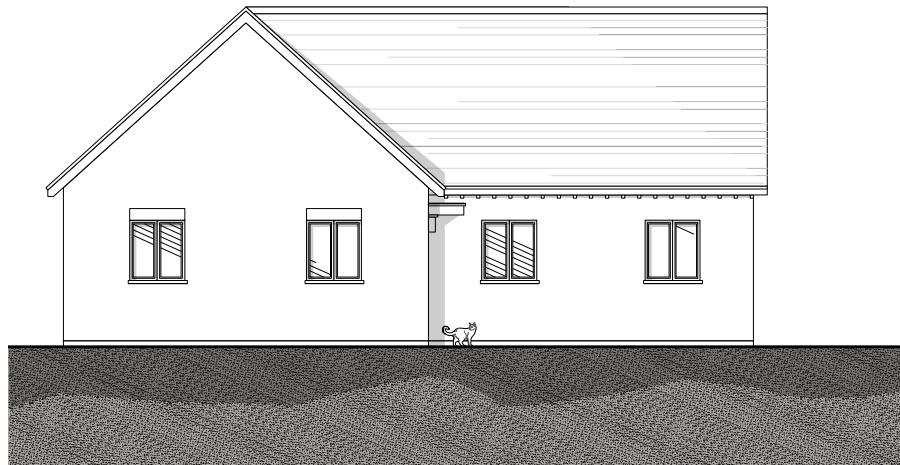
Erection of new-build bungalow  
Land at 19 Underhill Road, Matson, Gloucester,  
GL4 6HB

## Project Number

3754

## Client

Mr Lee Williams



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# Design and Access Statement

August 2021

## 1.0 Introduction

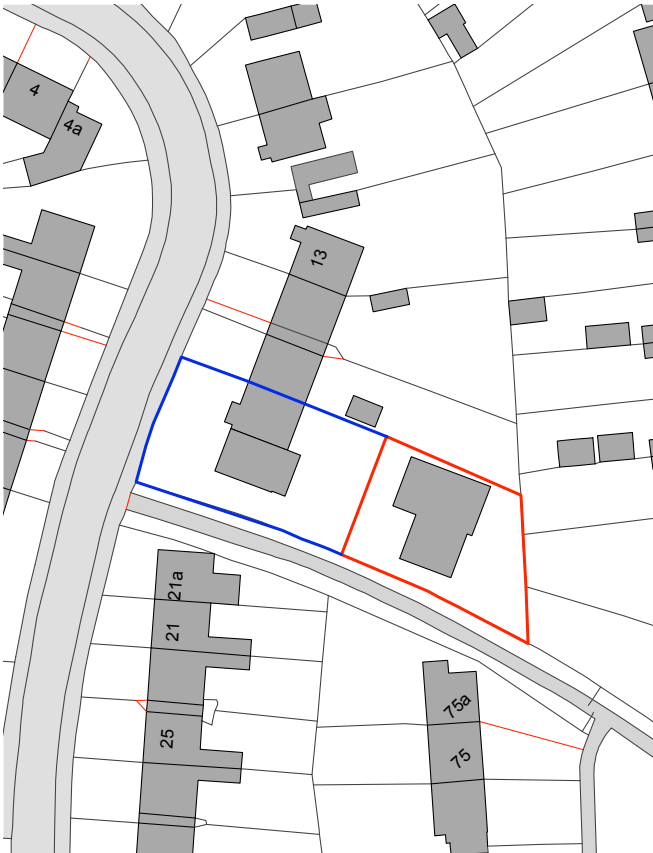
### 1.1 Purpose Of Statement

This Design and Access statement has been prepared by RRA Architects on behalf of Mr Lee Williams and is submitted in support of a planning application for the erection of bungalow to the rear of the land at 19 Underhill Road.

This document sets out the process of assessment, evaluation and design development that lies behind the proposal whilst describing key characteristics of the submitted designs.

This statement should be read in conjunction with the following Information.

- RRA Planning Drawing Set



Proposed Block Plan - (Not to Scale, please refer to RRA drawing 3754 P(0) 01 for scaled version)



## 1.2 Summary of Proposal

Full planning permission is sought for the erection of a single-storey, detached dwelling on the vacant land to the rear of 19 Underhill Road to the North of Matson, Gloucester.

Located in close proximity to Matson and other villages the site is easily accessible and is in close proximity to local amenities including a public library, village shops and primary schools.

Great care has been taken to design a dwelling that integrate with the surroundings whilst at the same time enhancing the immediate environment in close proximity to 19 Underhill Road. The proposed design has taken careful consideration to make efficient use of the land available to the rear of the site, ensuring that the mass and scale of the bungalow is proportional to the adjacent houses, minimising any impact on the existing context. The proposed bungalow have also been designed to maintain a consistent appearance to the properties surrounding 19 Underhill Road.



Aerial View of the Site



North facing street-view of No.19 from Underhill Road

## 2.0 The Site and Context

### 2.1 The Existing Buildings and Surroundings

The site indicated in red on the aerial photograph above, is located towards the north-end of Underhill Road. Located within an established residential area of Matson, the site is situated within a few miles of the city centre. In the surrounding area the existing housing is of little architectural significance. Consisting of light-coloured rendered façades mostly plain and simple character; and hipped or pitched roofs, largely made up of interlocking concrete tiles and the occasional use of plain tiles, that are red, brown or grey in colour. The housing is a mix of 2 storey semi-detached, short terraced blocks and occasional detached properties that are generally parallel to the street. There are also a number of bungalows and apartment blocks situated not far from the site.

Previously Approved Proposal



Existing Site Plan - Previously Approved - (Not to Scale, please refer to RRA drawing 3754 P(1) 01 for scaled version)

The existing site at 19 Underhill Rd is part of a block of terraced houses, sharing a party wall with no.17 on the north elevation and is situated on a large end plot. The boundary on the east of the site adjoins properties situated on Matson Road. Highlighted in the street view on the left, the southern boundary is directly adjacent to a public right-of-way providing pedestrian links from Underhill Rd to Matson Avenue.

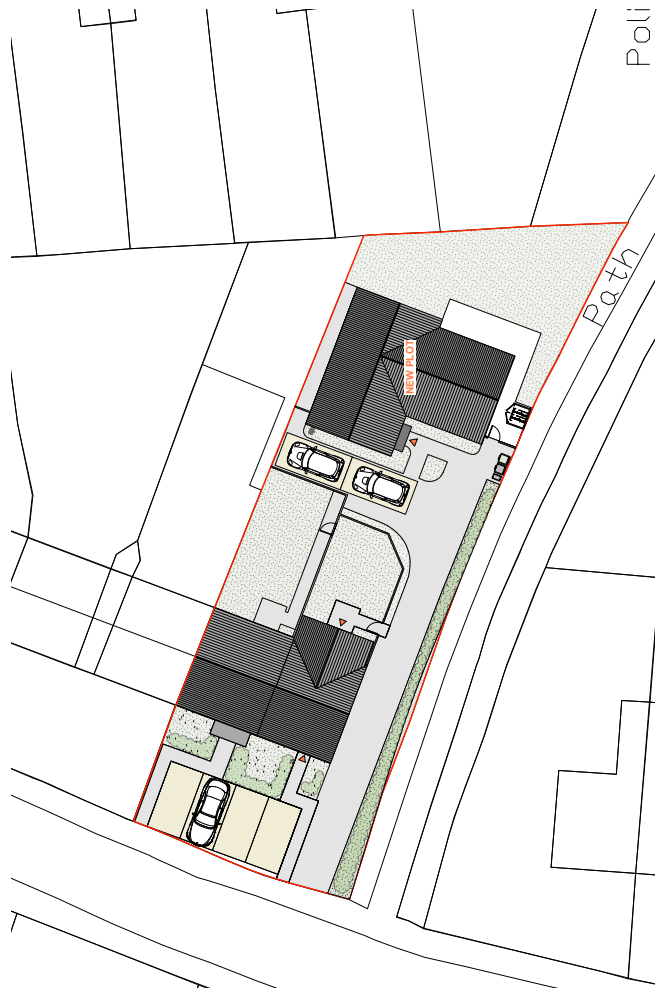
The existing vehicular and pedestrian access for no.19 is approached directly from Underhill road. As well as having parking spaces alongside the adjoining properties', residents' vehicles can also be parked along Underhill road. No. 19 Underhill Rd is surrounded by areas of hard surfacing providing vehicular access and parking for cars to the front of the site. There are small landscaped areas including a number of existing shrubs running along the site boundary, with hedging, fencing and a gated access on the western site front.

The site additionally resides outside an area of flood risk.

## 2.2 Planning History

- REF: 17/00737/FUL - The re-alignment of site boundaries and amended car parking arrangements to 19 Underhill Road. Construction of 2 no. new 2 storey dwellings comprising of 1 no. terraced house adjoining the existing no. 19 and 1 no. detached house situated within the garden area to the rear. Associated car parking and ancillary works. (Withdrawn 11/07/17)
- REF: 20/00855/TPO- Fell Oak Tree (Tree is Moribund) (Approved)
- REF 21/00603/FUL Erection of two detached bungalows on a site | Land At 19 Underhill Road Gloucester (Refused 12/07/21)





Proposed Site Plan of 2 New Plots - (Not to Scale, please refer to RRA drawing 3754 P(1) 02 for scaled version)

## 3.0 Design

### 3.1 Design Rationale

RRA Architects were appointed to re-design the layout of the previously approved bungalow into a three bed bungalow. To utilise the land more now that a protected tree had to be removed due to it being moribund. This scheme follows after an application for two bungalows were refused mostly on the grounds that there was a lack of amenity space for both plots. This proposed scheme addresses the planners concerns with now only proposing one dwelling with a much larger amenity space.

It has been important to produce a high quality scheme in order to ensure that the implementation of this proposal will enhance the area in line with planning policy and for the benefit of the local community. An appropriate design rationale has been adopted which makes reference to the surroundings through both form and materiality whilst also embracing contemporary design.

The brief was to design a single storey dwelling that would be concealed within the site with a material pallet that reflects it's local context to ensure a harmonious fit with the site. The proposal utilises the vacant land located to the rear of 19 Underhill Road. The site is in close proximity to public sport, leisure and recreational services, made accessible via the public footpath connecting Underhill to Matson Avenue adjacent to the south boundary of the site. The site is situated within walking distance to Matson Library, Matson Church and Robinswood Primary academy and also bus routes from the Old Police Station. The proposed scheme height and footprint are set so that the new build will have a low-impact on its surroundings. Careful consideration was made throughout the development of the design to create dwellings that would make efficient use of the land to the rear of 19 Underhill Road.

### 3.2 Use

The existing site is currently used as a dwelling and is located in the established residential suburb of Matson. Therefore this application does not require for a change of use and is an easily acceptable use of the site.

### 3.3 Amount & Scale

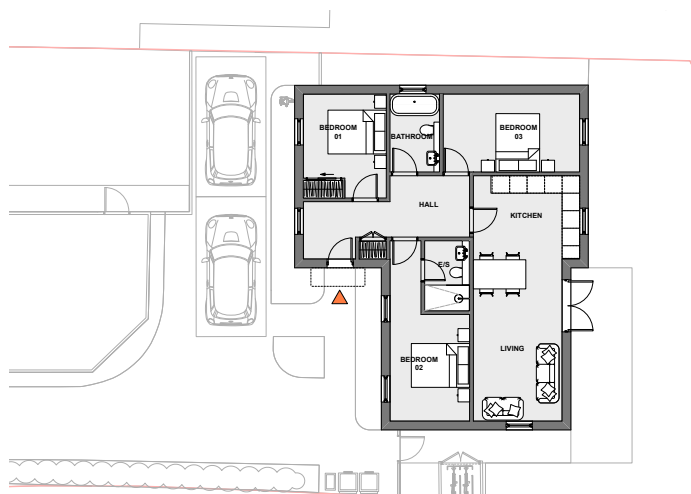
The footprint of the existing terraced dwelling on the site boundary is of approximately 93.2 m<sup>2</sup>. The proposed dwelling has a footprint of 99m<sup>2</sup> and a gross internal area of 86m<sup>2</sup>. The proposed garden space is greater than the footprint with an area of 142sqm. The roof pitch of the proposal will break-up the repetitive nature of the terraced roof line and creates a more interesting vista to the current perspective from Underhill Road and the public footpath adjacent. Whilst the proposal provides a more characterful roof-scape the height of the bungalow roof also ensure that there is minimal impact to neighbouring properties.

### 3.4 Layout

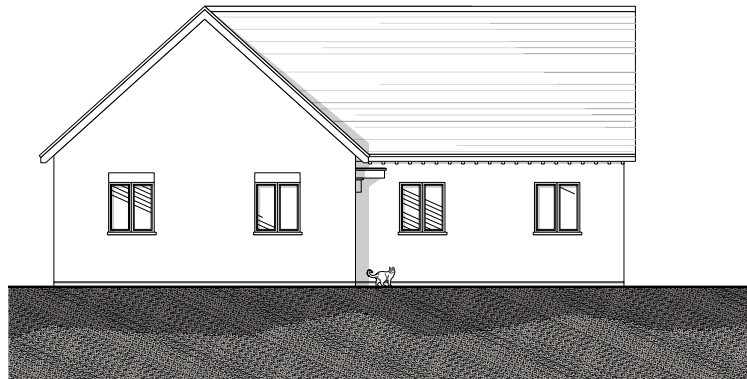
The proposed plot will provide a fairly similar internal arrangement, consisting of 3 bedrooms, 1 bathroom, en-suite and a living area and kitchen with external access to outdoor spaces and bin storage. The proposal includes a private driveway and parking layout, the parking spaces illustrated in the plan is of an ample amount for a three bed Bungalow.

### 3.5 Materiality

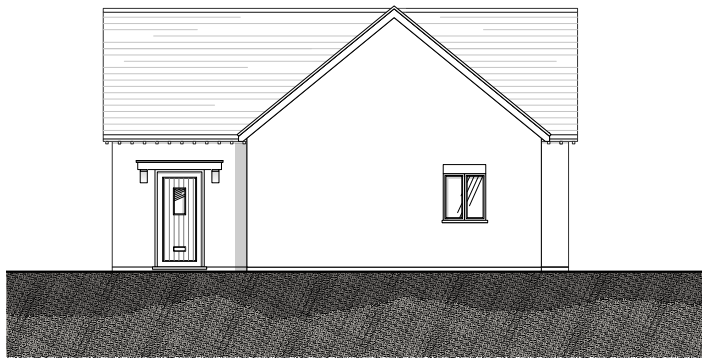
The material palette for the scheme has been carefully considered to harmonise with the neighbouring buildings. The materials, scale and massing have been designed not to distract from the original house and to blend in with the site's context. The bungalow is intended to be rendered with a light ivory colour and interlocking concrete tiled roofs to match the existing dwelling on the site.



Proposed Floor Plan (Not to Scale, please refer to RRA drawing 3754 P(2) 01 for scaled version)



Proposed North-West Elevation (Not to Scale, please refer to RRA drawing 3754 P(2) 02 for scaled version)



Proposed south west Elevation - Front Entrance (Not to Scale, please refer to RRA drawing 3754 P(2) 02 for scaled version)

### 3.6 Landscape

The existing landscaping will be retained, such as the shrubs along the southern boundary, which will help mitigate visual impact of the new dwellings and will integrate the proposal into the existing natural context. The landscaping around the proposed bungalow is intended to provide easy maintenance, reducing the need for additional garden storage and ensuring a spatially efficient design.

### 3.7 Access

The site currently has both pedestrian and vehicular access off Underhill Road. The proposed development allows the access and parking to remain for the existing dwelling to remain at the front of the site, but extends the original driveway to the rear of the property that will permit access for vehicles for the proposed plot. The site is located within walking distance to a bus route and to other public facilities within Matson. The site is therefore accessible by refuse collection and emergency vehicles.

### 3.8 Suitability

The changes to the street scene on Underhill Road will be minimal, and will therefore be in-keeping with the existing character of the site's context. Due to proposed single storey dwellings being situated towards the rear of the property it does not affect or overlook onto any surrounding properties.

## **4.0 Design**

### **4.1 Conclusion**

This Design and Access statement is to be read in conjunction with the scaled planning drawings submitted by RRA Architects. The design proposal for Land at 19 Underhill Road have evolved to reflect the scale, form and appearance of the existing context, therefore maintaining the local character. The built form and scale of the plots have been carefully articulated to efficiently use the space available on the vacant land to the rear of the site, and to ensure that the proposals do not adversely affect the amenity of nearby properties. As shown, the proposal makes use of the existing access onto the site, and have also provided sufficient off-road parking spaces for the new-build. Therefore making this a suitable application for the erection of a new-build bungalow to the rear of 19 Underhill Rd.





SCALE: 1:100 @ A1

# PLANNING ISSUE

CLIENT SUPPLIED SITE DRAWINGS

STRUCTURAL INFORMATION INDICATIVE ONLY SHOWN FOR CO-ORDINATION PURPOSES

PLEASE REFER TO STRUCTURAL ENGINEERS SPECIFICATION

PLEASE NOTE NO MANHOLES WERE LIFTED THROUGH SURVEYING THE PROPERTY. CONTRACTOR IS REQUIRED TO INSPECT DRAINAGE SYSTEM TO CHECK THEY WORK PRIOR TO COMMENCEMENT

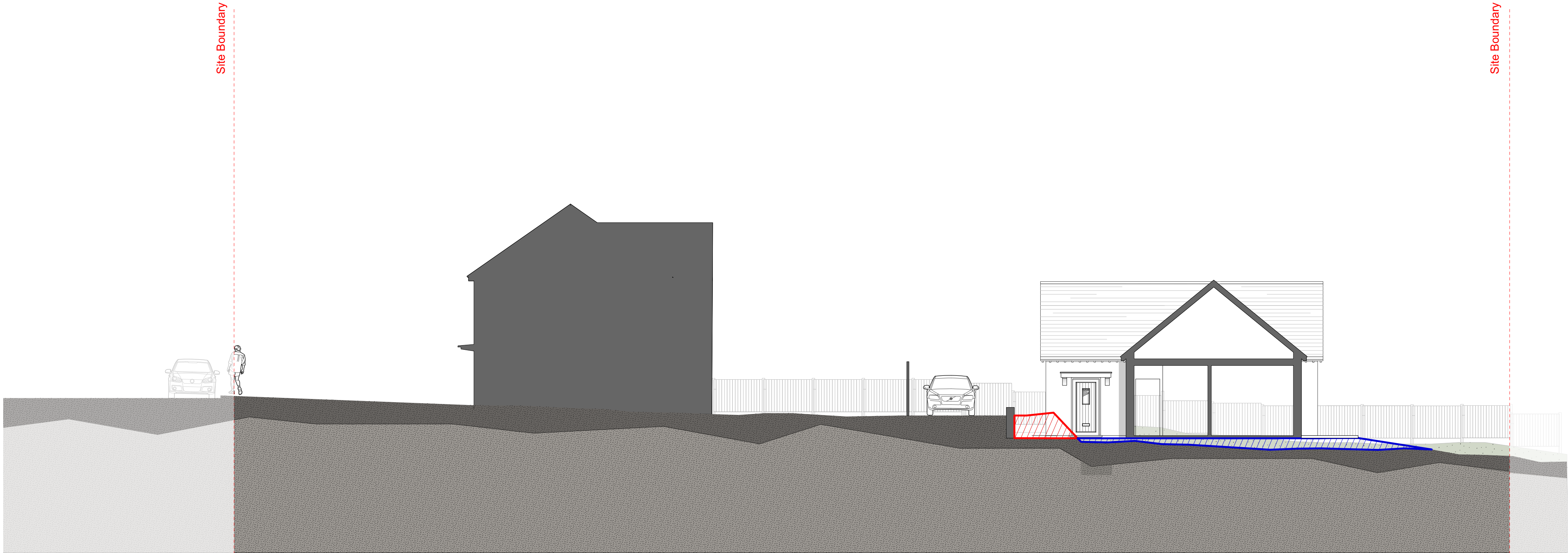
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GROUND TO BE EXCAVATED

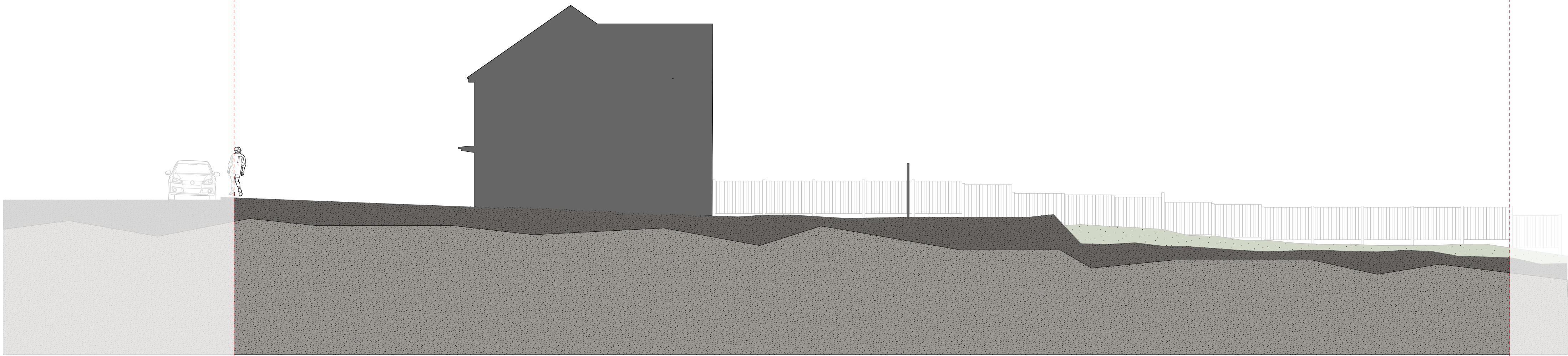


GROUND TO BE MADE UP



## 1 PROPOSED SITE SECTION

1:100 @ A1



## 1 EXISTING SITE SECTION

1:100 @ A1

Revision	Description	Date	Check	Rev
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Client :

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Project :

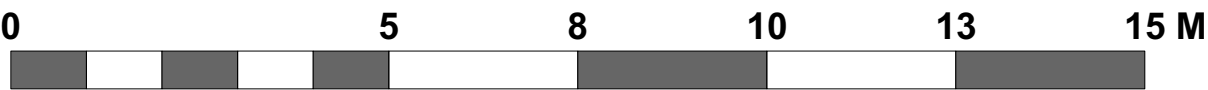
Land at 19 Underhill Road, Matson,  
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Drawing Title :

Existing and Proposed Site Sections

Status Planning	Date APRIL 2022	Drawn By DH
Drawing No. 3754 P(2) 02	Revision	Scale 1:100





SCALE: 1:100 @ A1

# PLANNING ISSUE

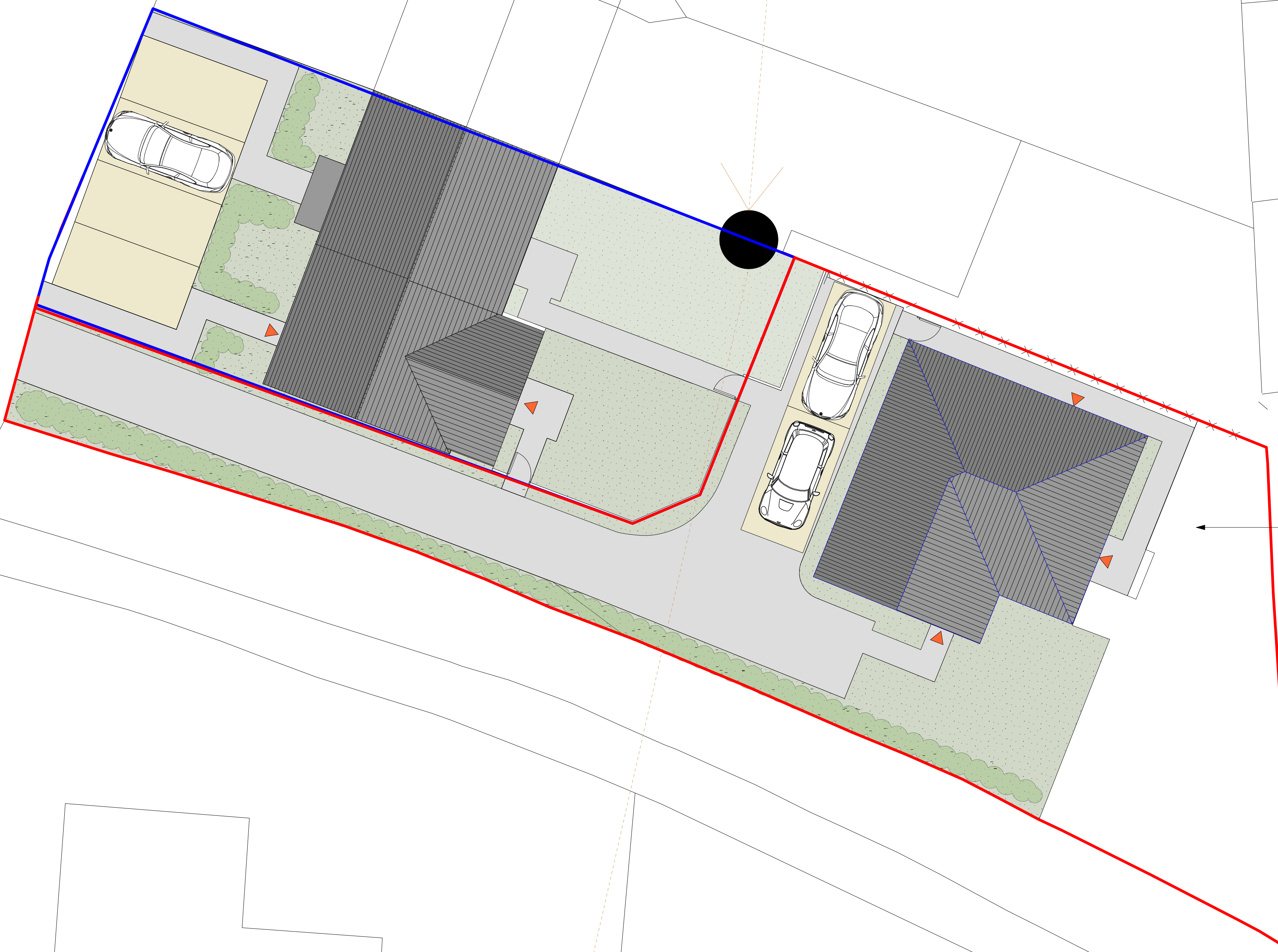
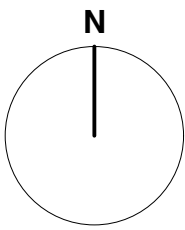
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PREVIOUSLY APPROVED

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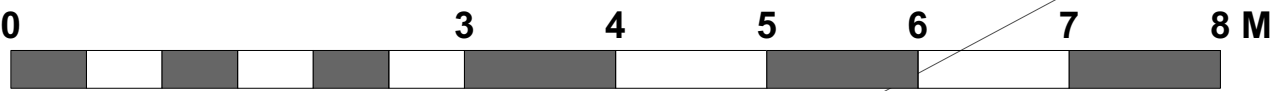
Land at 19 Underhill Road, Matson,  
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Drawing Title :

Previously Approved Site Plan

Status Planning	Date APRIL 2022	Drawn By SJB
Drawing No. 3754 P(1) 01	Revision	Scale 1:100

1 EXISTING SITE PLAN  
1:100 @ A1



SCALE: 1:50 @ A1

# PLANNING ISSUE

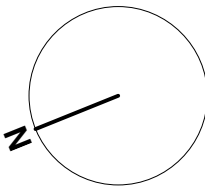
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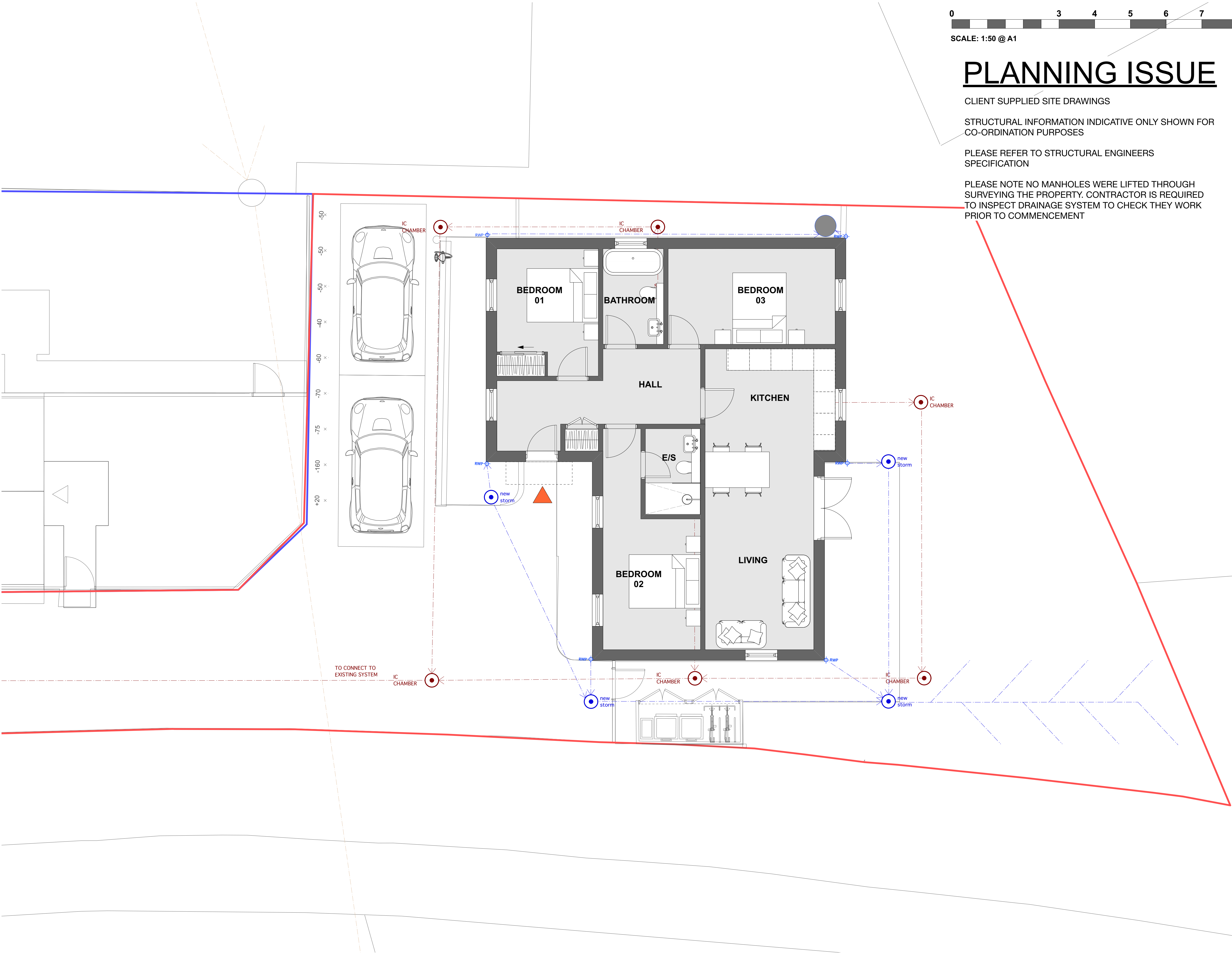
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DETACHED 3 BED BUNGALOW

PROPOSED FOOTPRINT: 99 SQ M

PREVIOUS APPROVED FOOTPRINT: 80 SQ M



Updated to include Drainage Strategy as requested by P.O	05.05.2022	OS	C
Amendments made inline with planning officers comments	14.04.2022	OS	B
Revised scheme in line with Client's request	26/08/2021	OS	A

Revision Description	Date	Check	Rev
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Client :

Lee Williams

Project :

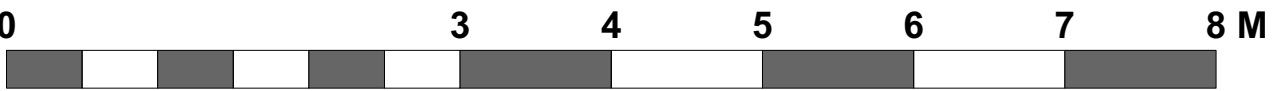
Land at 19 Underhill Road, Matson, Gloucester, GL4 6HB

Drawing Title :

Proposed Floor Plan

Status Planning	Date May 2022	Drawn By DH
Drawing No. 3754 P(2) 01	Revision B	Scale 1:50





SCALE: 1:100 @ A1

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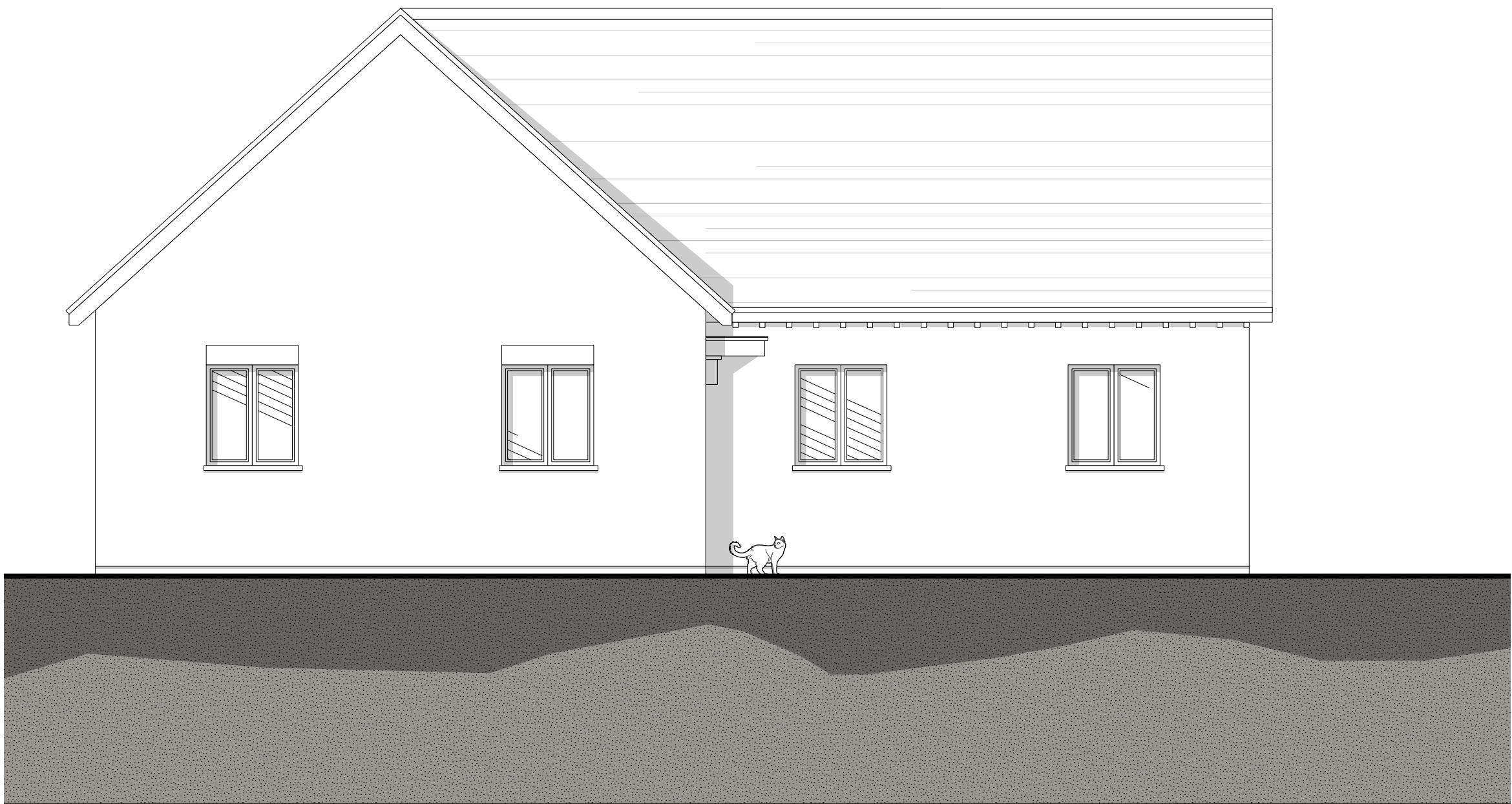
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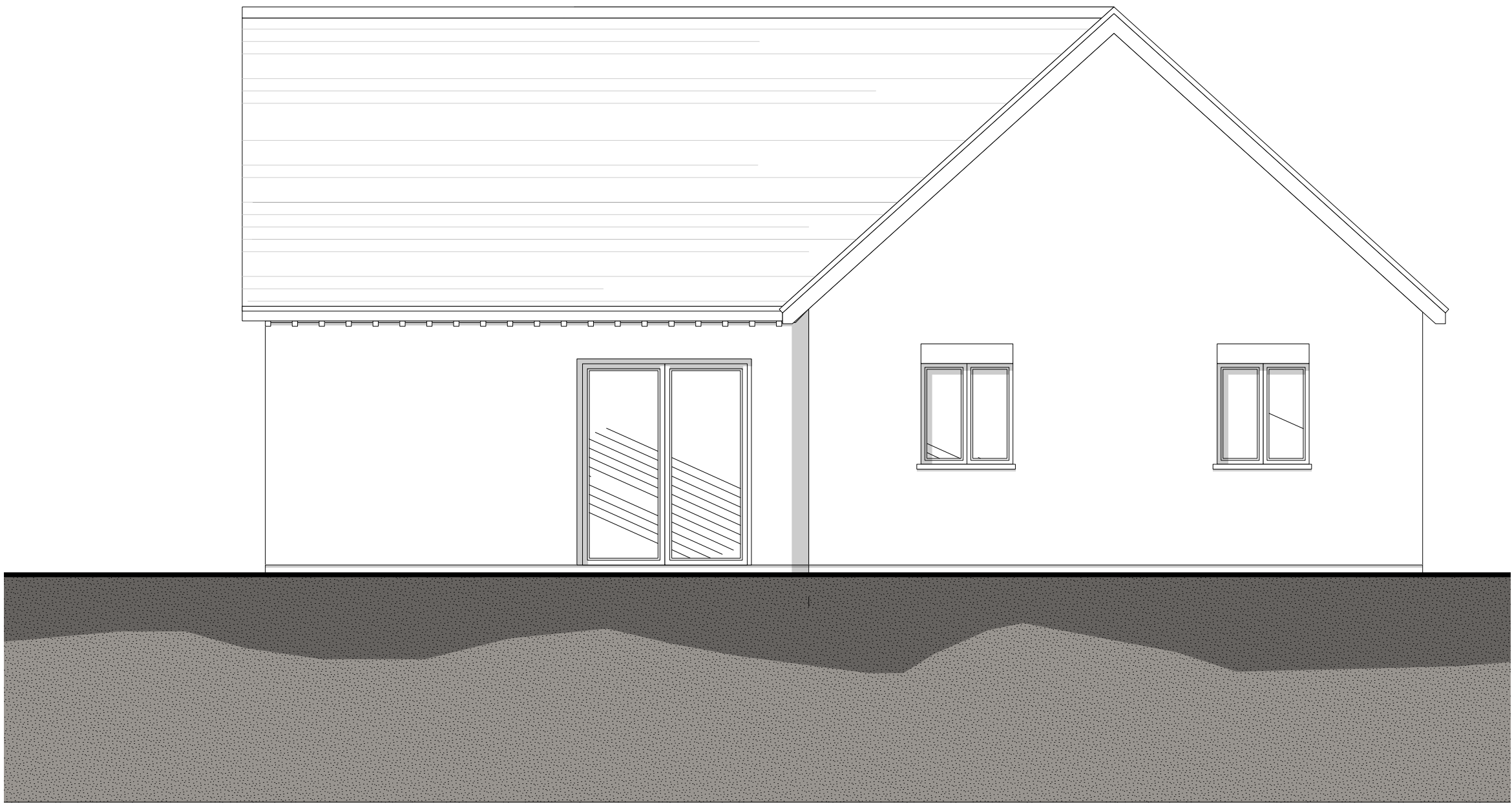
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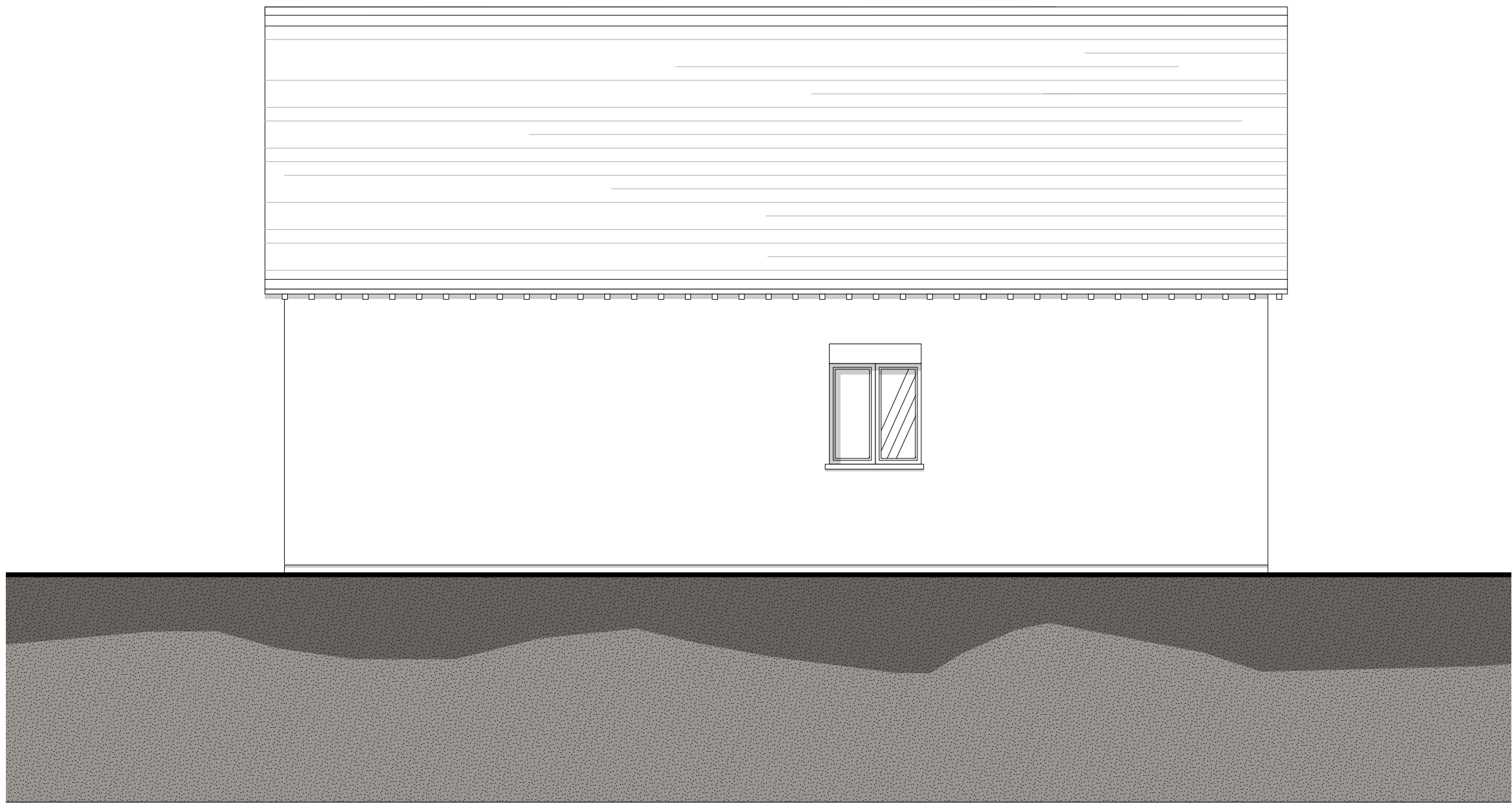
1 NORTHWEST ELEVATION  
1:100 @ A1



2 SOUTHWEST ELEVATION  
1:100 @ A1



3 SOUTHEAST ELEVATION  
1:100 @ A1



4 NORTHEAST ELEVATION  
1:100 @ A1

Revised scheme in line with Client's request	26/08/2021	OS	A
Revision Description	Date	Check	Rev



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Project :

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Drawing Title :

Proposed Elevations Plot 1

Status Planning	Date APRIL 2022	Drawn By SJB
Drawing No. 3754 P(2) 02	Revision A	Scale 1:100



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# SITE PHOTOS

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Drawing Title :

Site Photos

Status Planning	Date APRIL 2022	Drawn By DH
Drawing No. 3754 P(2) 02	Revision	Scale 1:100