

Application to determine if prior approval is required for a proposed: Larger Home Extension

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

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Local Planning Authority details:



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

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: Number: Suffix:

Building name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: Number: Suffix:

Building name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text" value="1"/>	Number:	<input type="text" value="8"/>	Suffix:	<input type="text"/>
Building name:	<input type="text"/>				
Address 1:	<input type="text" value="Flower Way"/>				
Address 2:	<input type="text" value="Gloucester"/>				
Address 3:	<input type="text" value="Gloucestershire"/>				
Address 4:	<input type="text"/>				
Postcode:	<input type="text" value="GL2 9JD"/>				

4. Eligibility

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 the common projects section on the Planning Portal at <https://www.planningportal.co.uk/extension>. If your proposals do not meet these conditions, it is advisable not to continue with this application.

Will the extension be:

- A single storey; and
- No more than 4 metres in height (measured externally from the natural ground level);

Yes No

If you have answered no above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the extension:

- Where the house is detached, extend beyond the rear wall of the original dwellinghouse by over 4 but no more than 8 metres; **or**
- Where the house is not detached, extend beyond the rear wall of the original dwellinghouse by over 3 but no more than 6 metres;

Note that this should be measured externally.

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

Yes No

If you have answered no above, the proposed extension will not be within the limits, set by legislation, for the prior approval process.

- **If the proposed extension would not extend, as detailed above, by over 3 metres (or over 4 metres for a detached house)** Permitted development rights may still apply, subject to all the other eligibility criteria (including some not covered by this form).

- **If the proposed extension would extend, as detailed above, by over 6 metres (or over 8 metres for a detached house)**

The size of proposed extension means that you will likely need planning permission to build it.

In either circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

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

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works

Please describe the proposed single-storey rear extension:

Demolish existing Conservatory and construct single storey rear extension

How far will the extension extend beyond the rear wall of the original dwellinghouse:

3435

metres

Note that this should be measured externally.

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

What will be the maximum height of the extension (measured externally from the natural ground level):

2.700

metres

What will be the height at the eaves of the extension (measured externally from the natural ground level):

2.300

metres

6. 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'.

Address 1: 10 Flower Way, Gloucester, GL2 9JD

Address 2: 6 Flower Way, Gloucester, GL2 9JD

Address 3: 34 Chamwells Walk, Gloucester

Address 4:

Address 5:

Address 6:

Address 7:

Address 8:

Please provide details of any additional adjoining premises on a separate sheet if necessary.

7. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

- All sections of this application completed in full, dated and signed. A plan indicating the site and showing the proposed development.
- The correct fee A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of the Planning Portal's accredited suppliers:
<https://www.planningportal.co.uk/buyaplanningmap>

8. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY): (date cannot be pre-application)

9. Applicant Contact Details

Telephone numbers

Country code: National number: Extension:

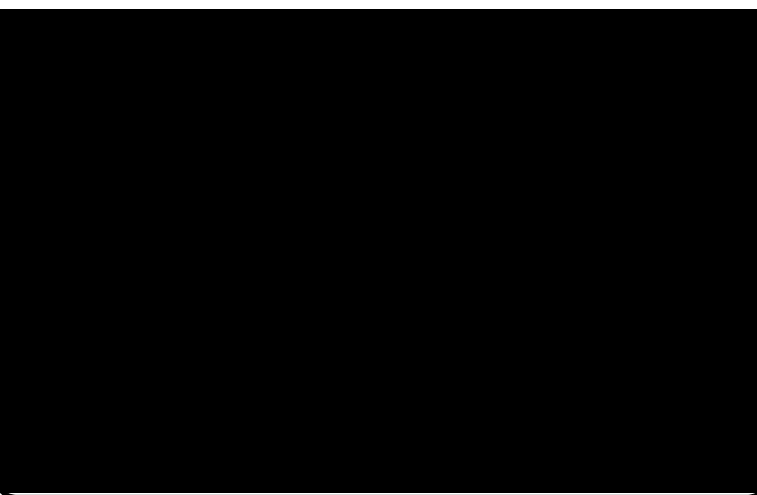
Country code: Mobile number (optional):

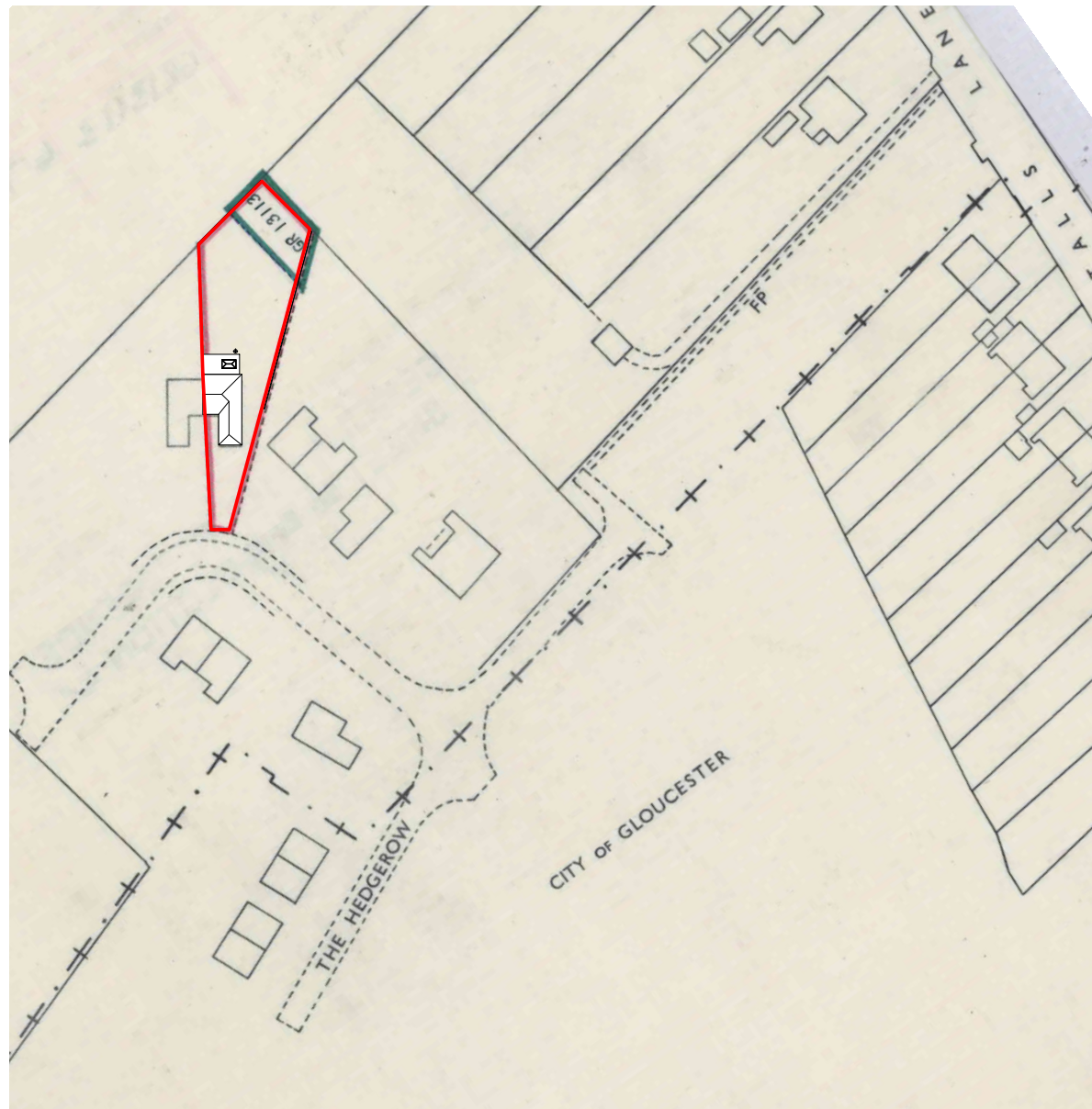
Country code: Fax number (optional):

Email address:

10. Agent Contact Details

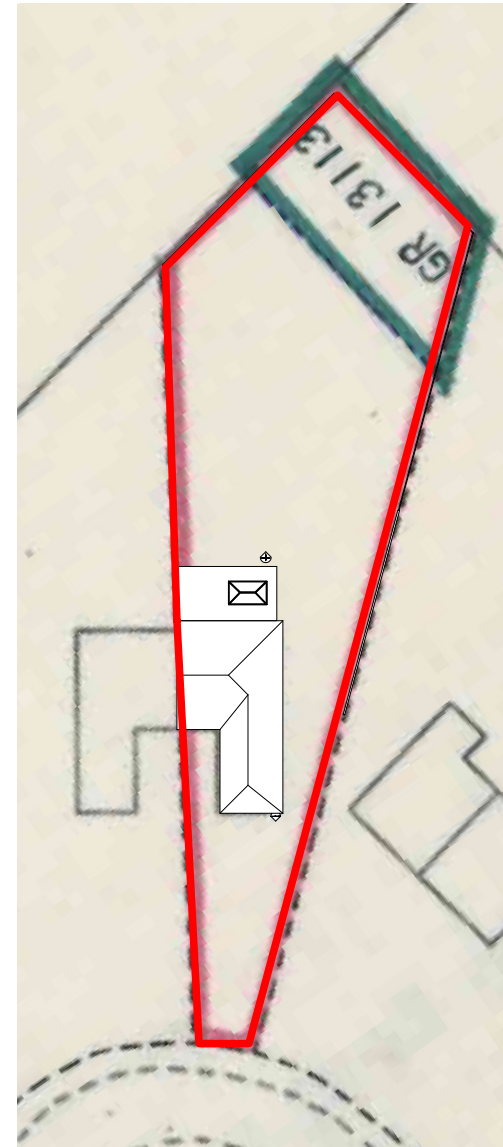
Telephone numbers





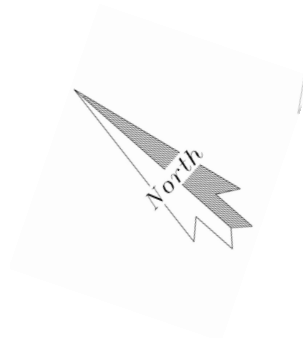
SITE PLAN

1:1250



BLOCK PLAN

1:500



PROPOSED SITE/BLOCK PLANS



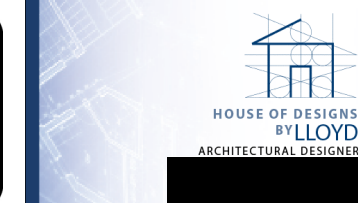
3D RENDER OF FRONT



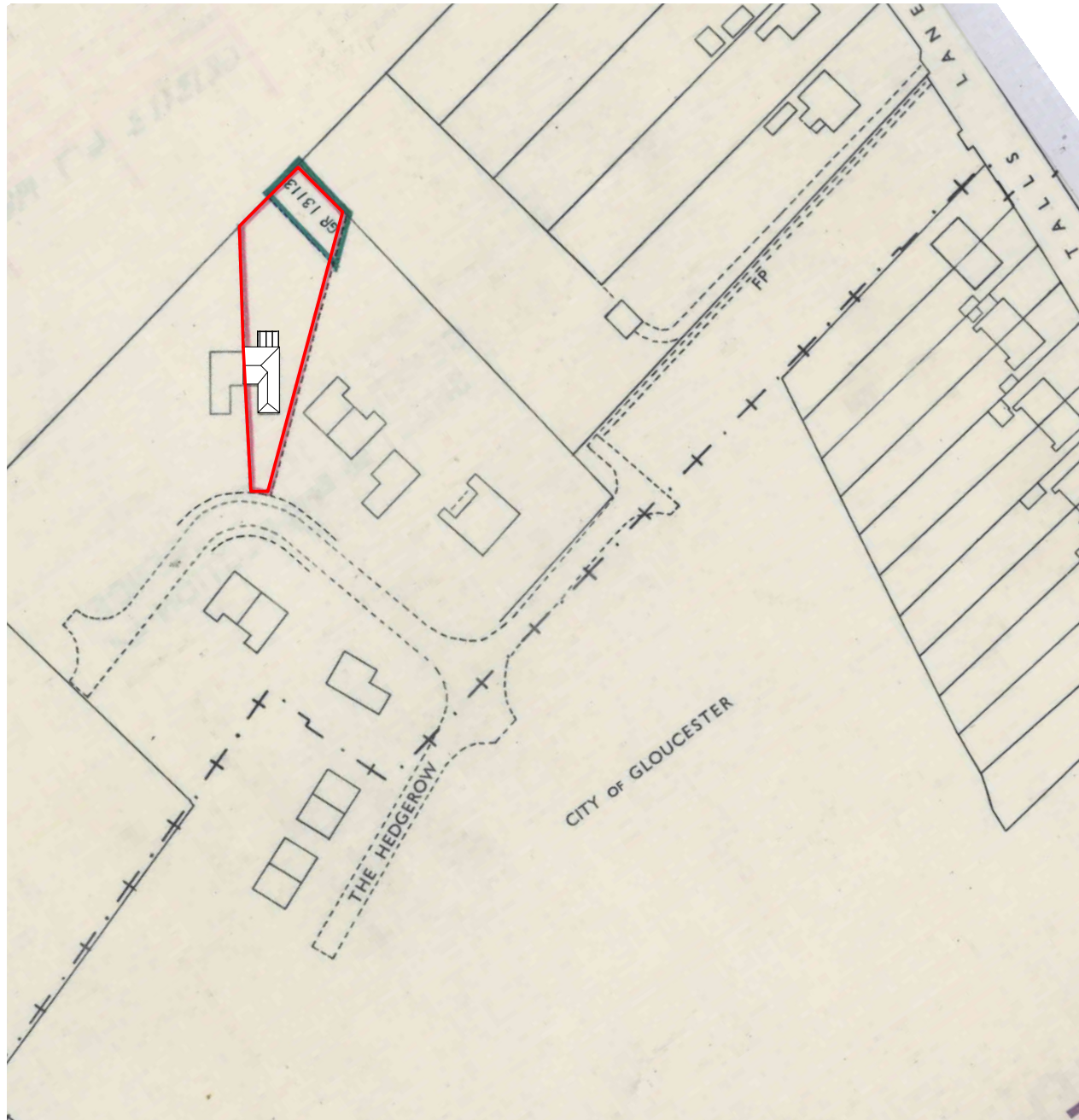
3D SKETCH OF REAR



RENDER OF LIVING ROOM

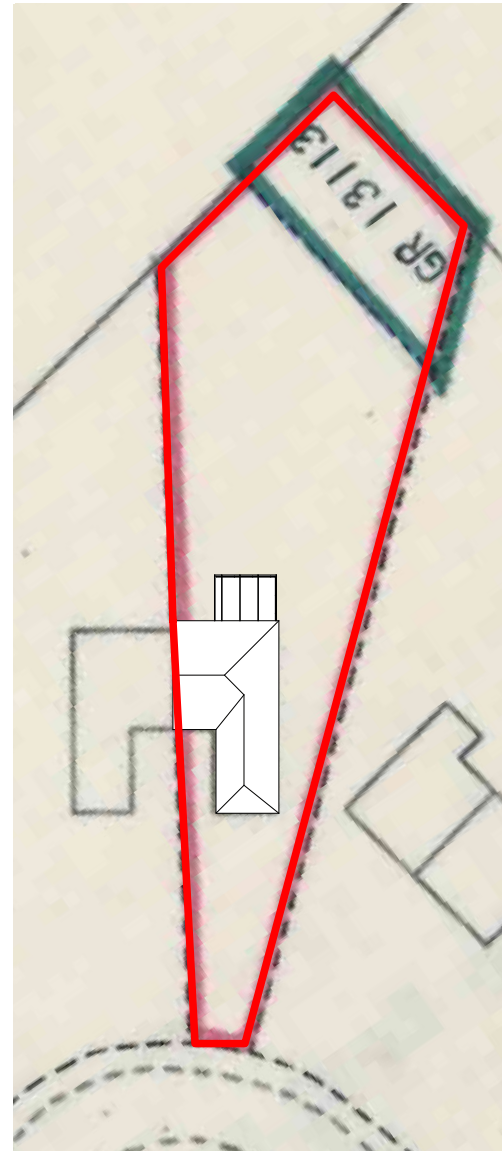


Project: 8 Flower Way
 Client: Mrs Grainger
 Drawing: Proposed Site/Block Plans
 Drawn By Lloyd Gordon
 Date: 06/05/2022
 Scale: 1:1250, 1:500 @A3
 Revision: 0



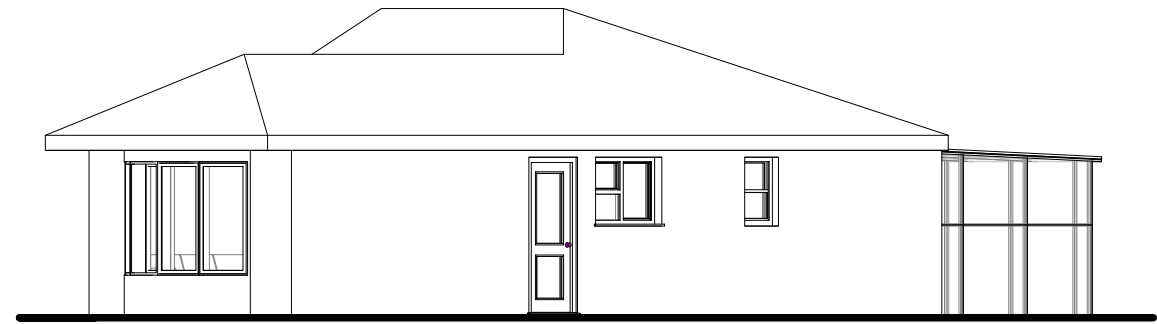
SITE PLAN

1:1250



BLOCK PLAN

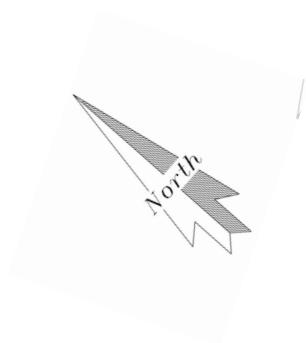
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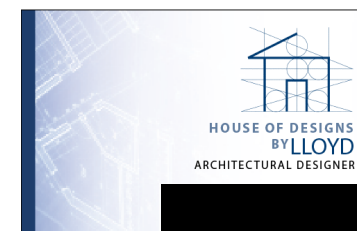
3D VIEW OF FRONT



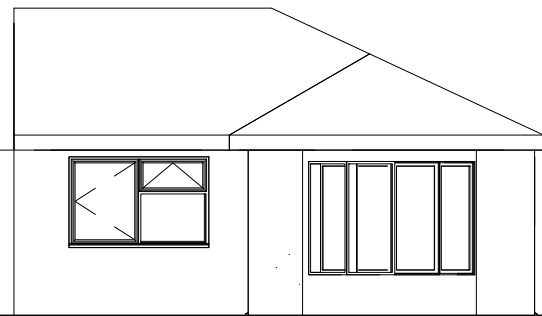
3D VIEW OF REAR



EXISTING SITE/BLOCK PLANS



Project: 8 Flower Way
 Client: Mrs Grainger
 Drawing: Existing Site/Block Plans
 Drawn By Lloyd Gordon
 Date: 06/05/2022
 Scale: 1:1250, 1:500 @A3
 Revision: 0

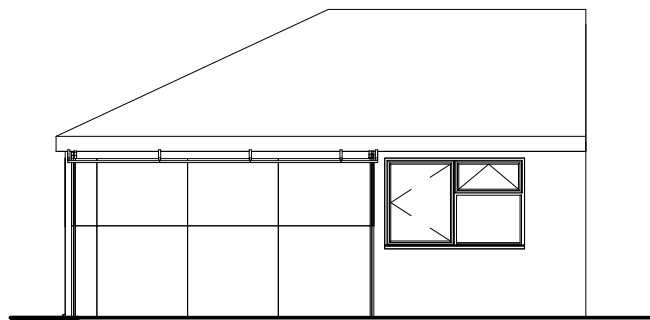


FRONT ELEVATION

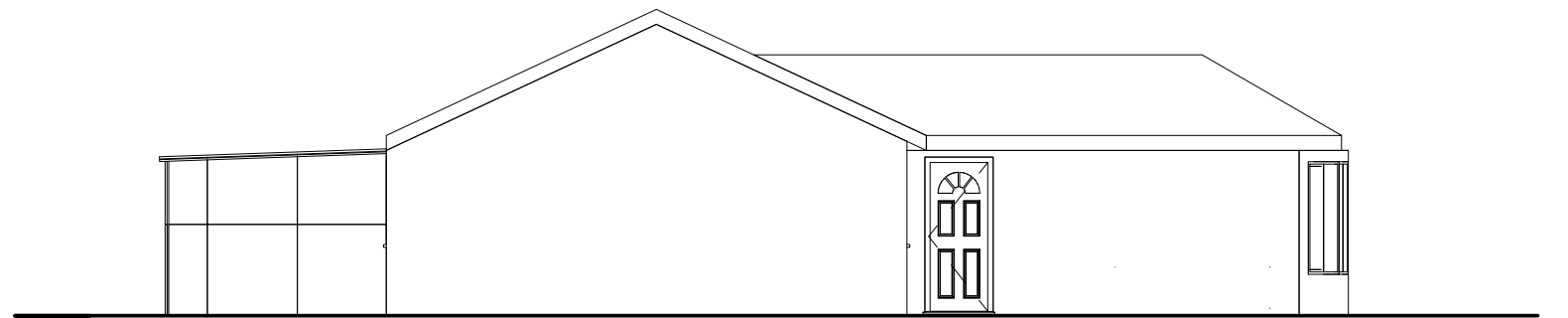
Eaves Level 2200
Dpc Level 0



SIDE ELEVATION



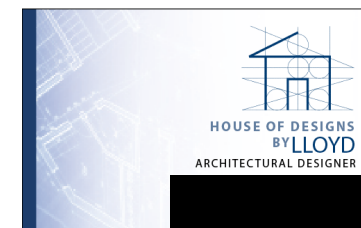
REAR ELEVATION



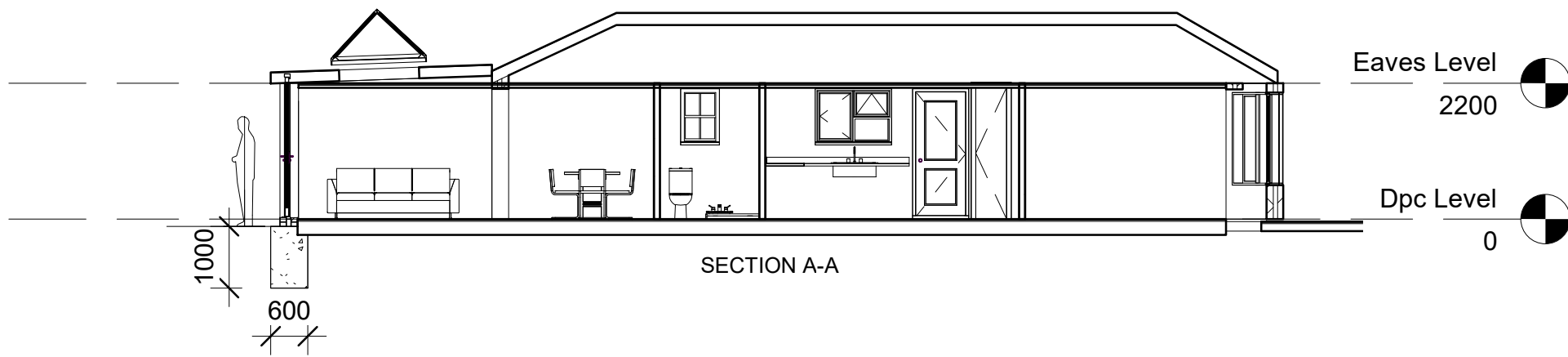
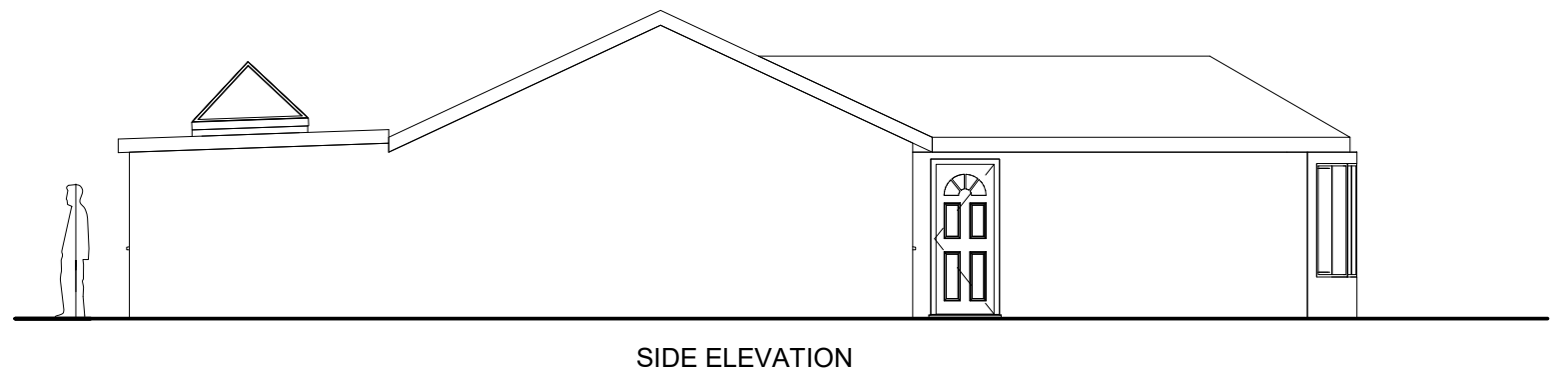
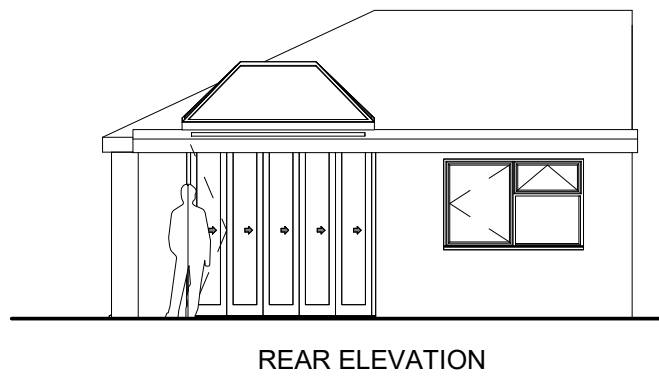
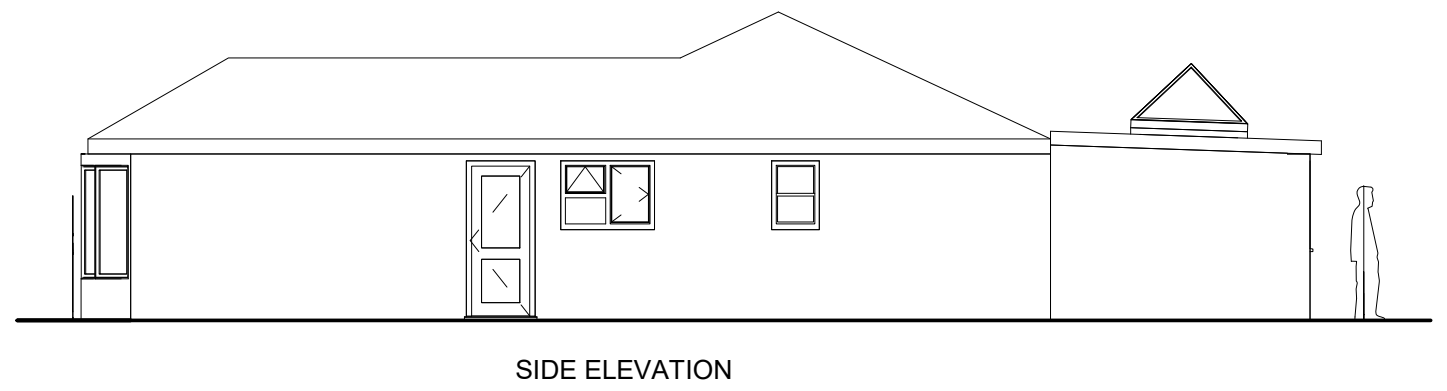
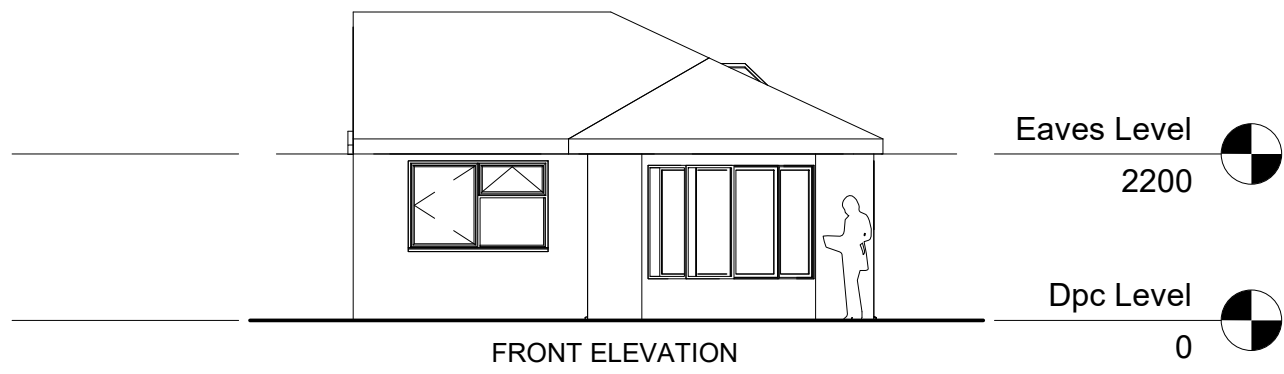
SIDE ELEVATION

1:100

EXISTING ELEVATIONS

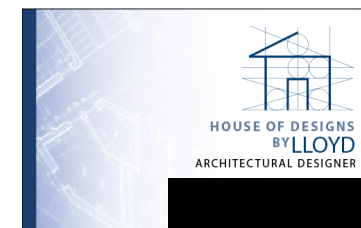


Project: 8 Flower Way
Client: Mrs Grainger
Drawing: Existing Elevations
Drawn By Lloyd Gordon
Date: 06/05/2022
Scale: 1:100 @A3
Revision: 0

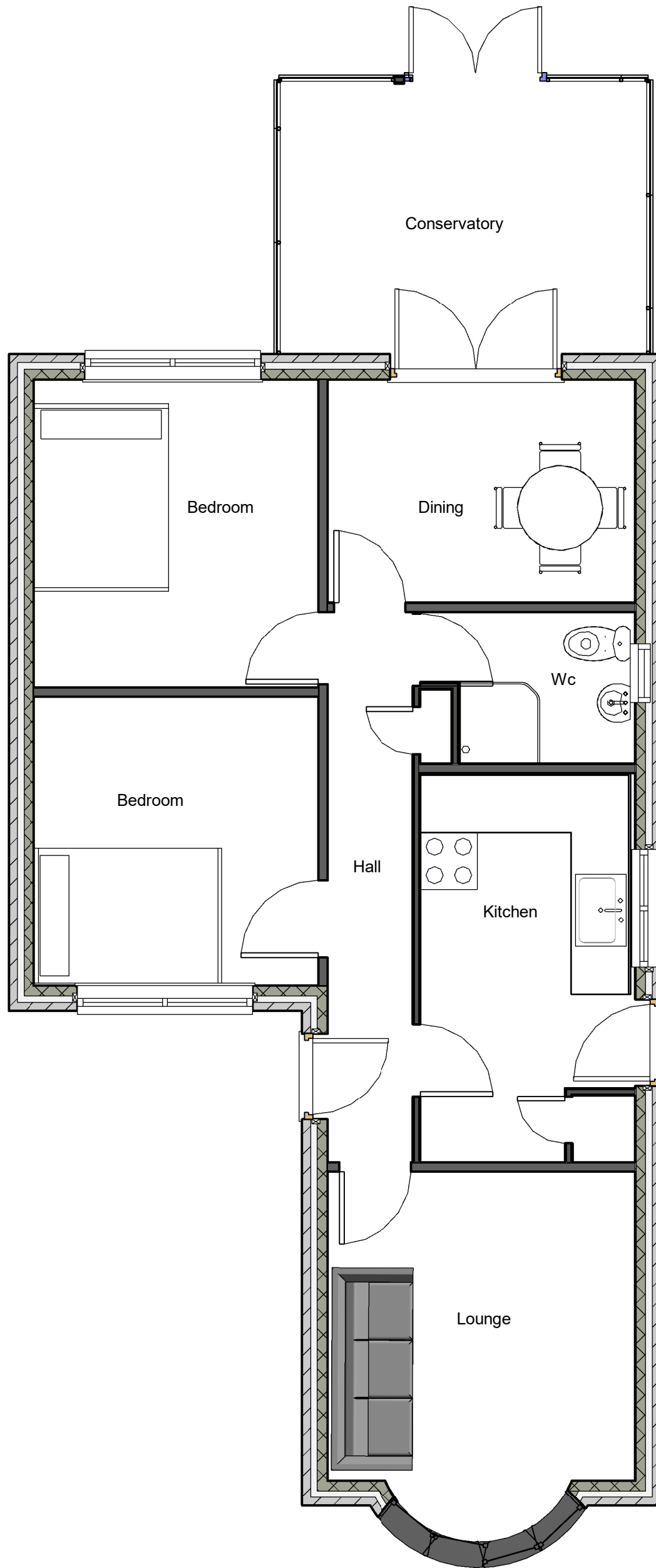


1:100

PROPOSED ELEVATIONS

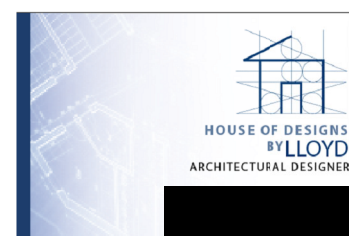


Project: Flower Way
 Client: Mrs Grainger
 Drawing: Proposed Elevations
 Drawn By Lloyd Gordon
 Date: 06/05/2022
 Scale: 1:100 @A3
 Revision: 0

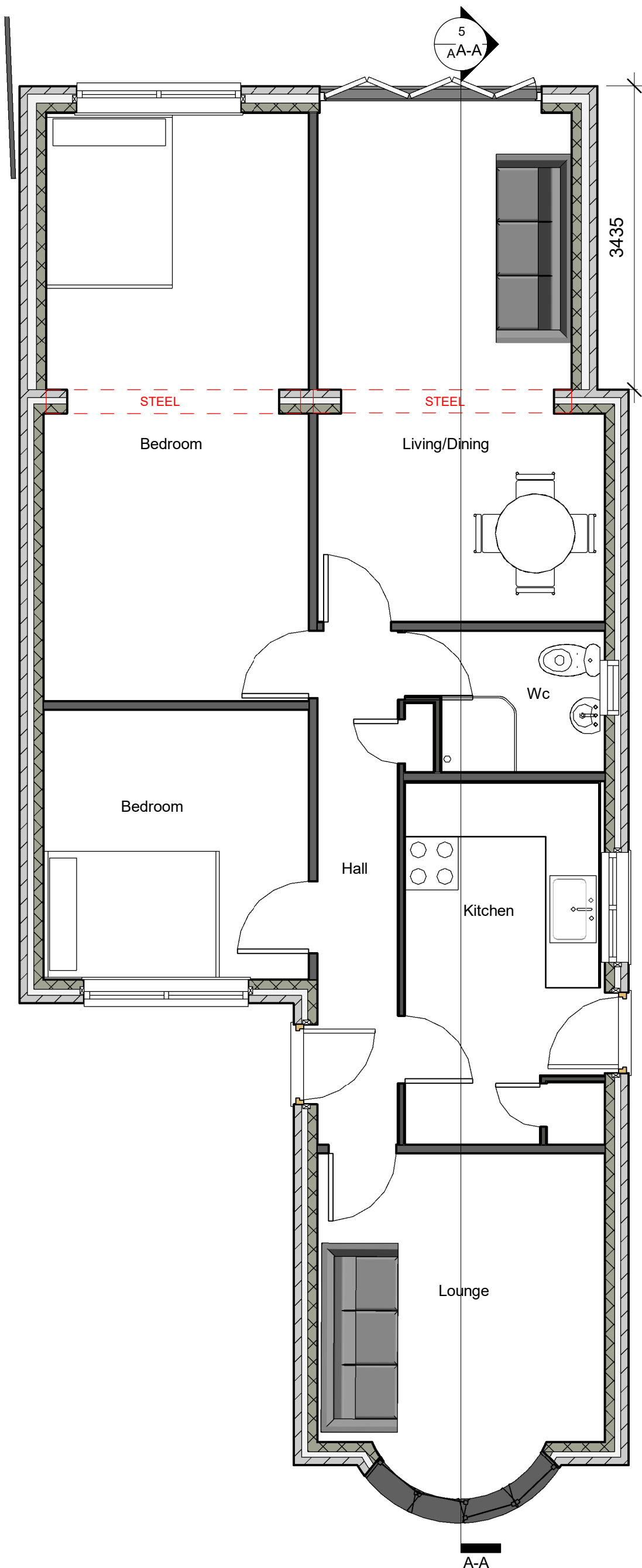


EXISTING GROUND FLOOR PLAN

1:50



Project: 8 Flower Way
 Client: Mrs Grainger
 Drawing: Existing Ground F Plan
 Drawn By Lloyd Gordon
 Date: 06/05/2022
 Scale: 1:50 @A3
 Revision: 0



Notes:

Proposed Not to protrude the boundary

All Dimensions are to be checked on site

All proposed materials to match existing materials

Structural Engineers Calculations and Design Required For Steel Beams

Specification:

300mm wide cavity wall with 100mm cavity wall rock wool insulation Batts to BS 6676

Wall starter Ties fixed to existing external wall to BS EN10088-2

cavity wall ties positioned max 450mm vertical, 900mm horizontal to BS EN 845-1

Damp proof course laid level with existing floor level to BS EN 14909

Damp proof tray laid to BS 8215

Cavity wall closures positioned at windows and doors to BS EN ISO 9001

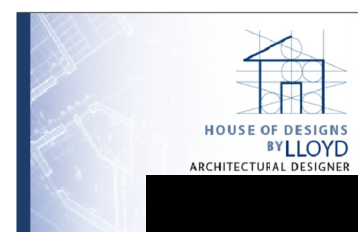
Ground floor spec-

- (1) 100mm Hardcore
- (2) 100mm compacted tight one stone
- (3) 20mm sand binding
- (4) Damp proof membrane BS EN 13967: 2012.
- (5) 100mm rigid insulation BS 5241-1:1994
- (6) separation layer
- (7) 100mm concrete floor
- (8) floor finish to be confirmed by client

Fascia/Soffit: 19mm Upvc with 25mm continuous ventilation

PROPOSED GROUND FLOOR PLAN

1:50



Project: 8 Flower Way
 Client: Mrs Grainger
 Drawing: Proposed Ground F Plan
 Drawn By Lloyd Gordon
 Date: 06/05/2022
 Scale: 1:50 @A3
 Revision: 0