

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

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:

Render/Brick

Proposed materials and finishes:

Render

Type:

Roof

Existing materials and finishes:

Tile

Proposed materials and finishes:

Tile

Type:

Windows

Existing materials and finishes:

UPVC

Proposed materials and finishes:

UPVC

Type:

Doors

Existing materials and finishes:

UPVC

Proposed materials and finishes:

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

Proposal

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:

10

Total proposed (including spaces retained):

13

Difference in spaces:

3

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

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

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: Flats / Maisonettes
1 Bedroom: 3
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 3

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

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

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type:

Flats / Maisonettes

1 Bedroom:

0

2 Bedroom:

1

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

1

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="1"/>

Totals

Total proposed residential units	<input type="text" value="3"/>
Total existing residential units	<input type="text" value="1"/>
Total net gain or loss of residential units	<input type="text" value="2"/>

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:

A1 - Shops

Existing gross internal floorspace (square metres):

99

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

99

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

0

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

-99

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)
	99	99	0	-99

A1 - Shops Net Tradable Area

Existing tradable floor area (square metres)

50.0

Tradable floor area to be lost by change of use or demolition (square metres)

50.0

Total new tradable floor area proposed (including change of use) (square metres)

0.0

Net additional tradable floor area following development (square metres)

-50.0

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

08/06/2022

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.

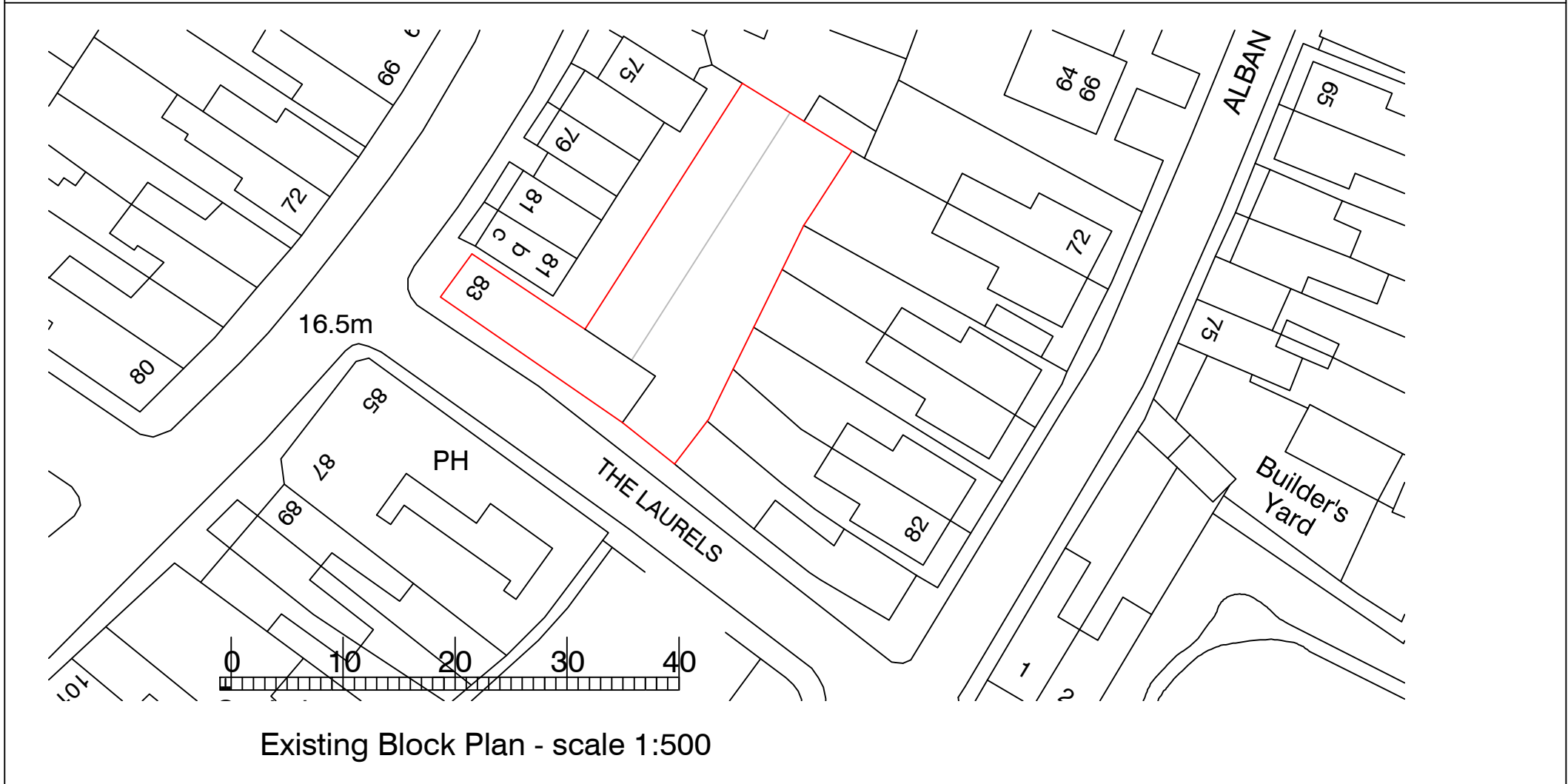
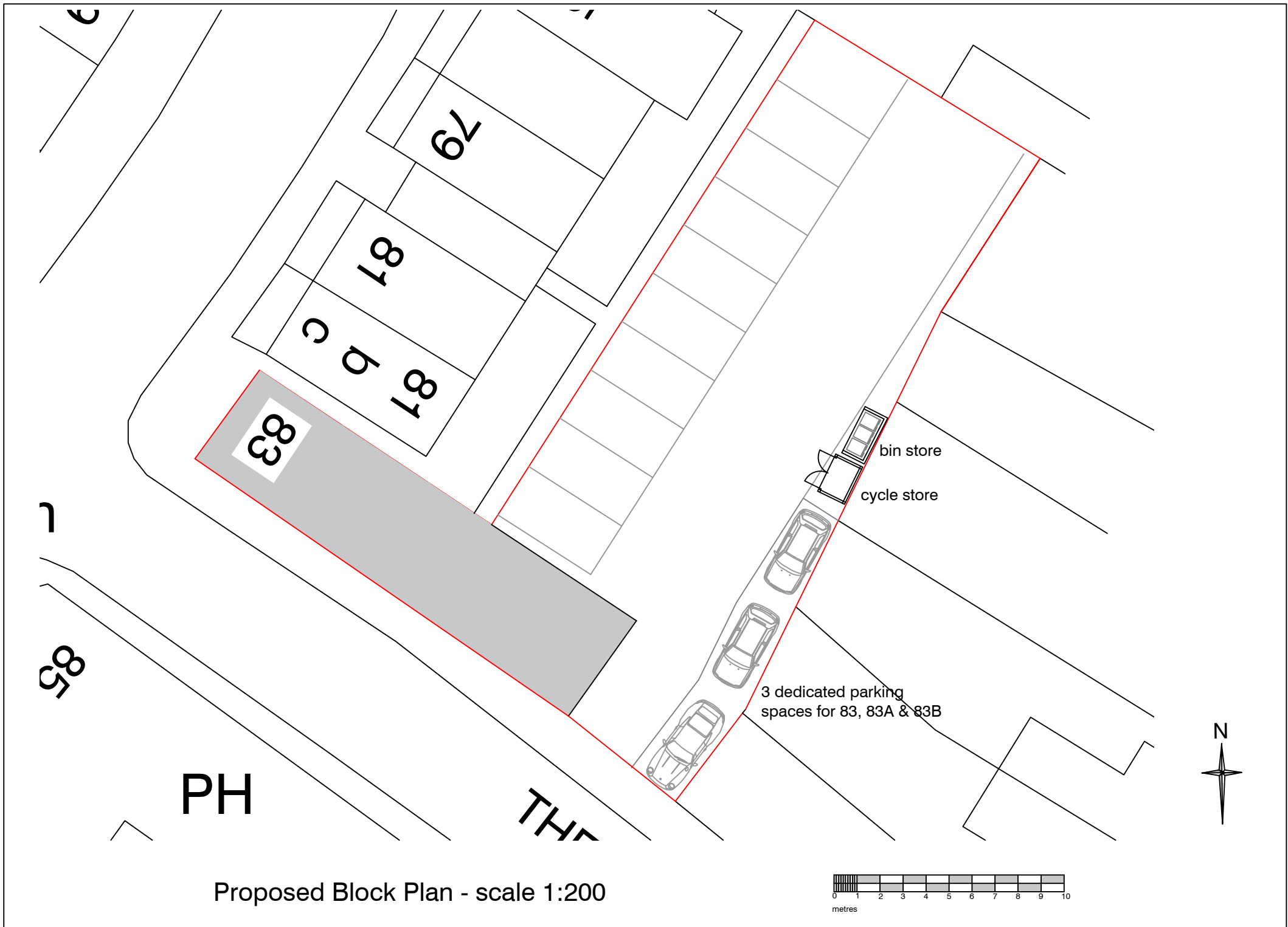
I / We agree to the outlined declaration

Signed

Tim Brookman

Date

08/06/2022



BLOCK PLANS

83 High Street
 Gloucester
 GL1 4SP

FLOOD RISK ASSESSMENT

**FOR MINOR DEVELOPMENT AT 83 HIGH STREET TREDWORTH
GLOUCESTER GL1 4SP**

MARCH 24 2022



Block Plan - scale 1:500





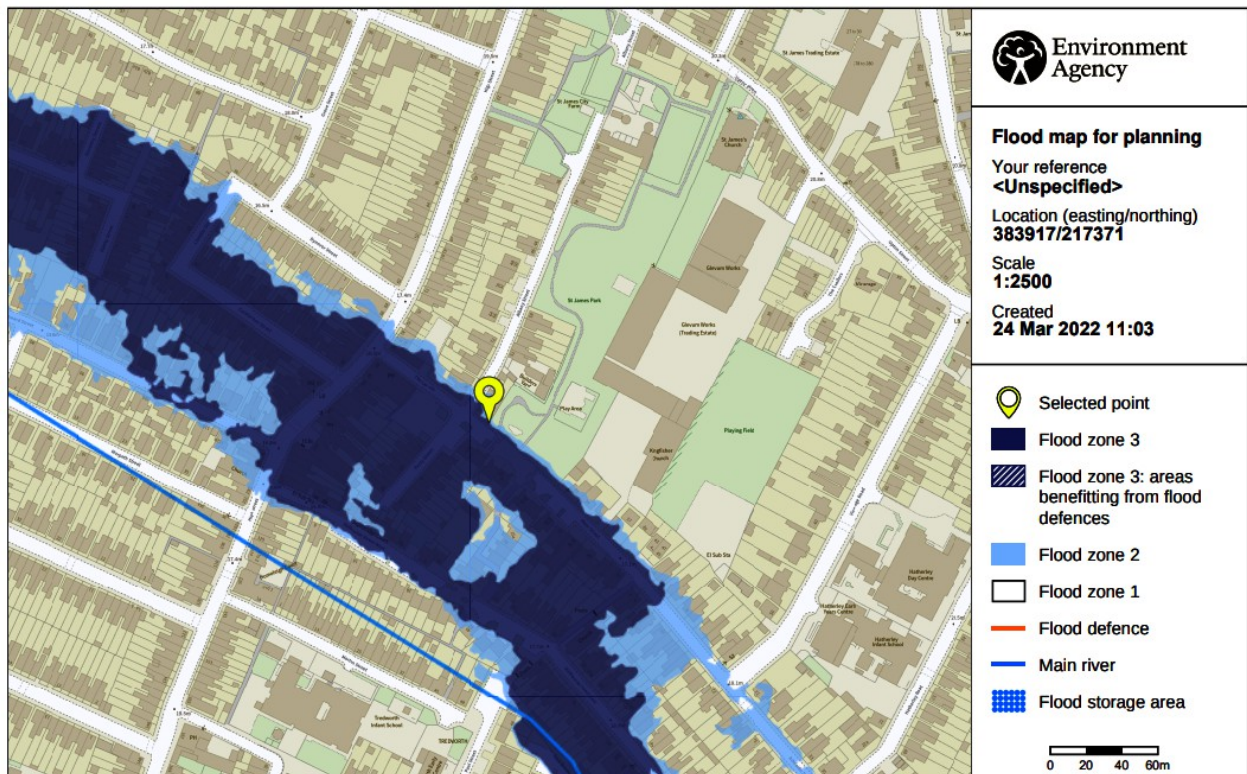
Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
383917/217371

Created
24 Mar 2022 11:03

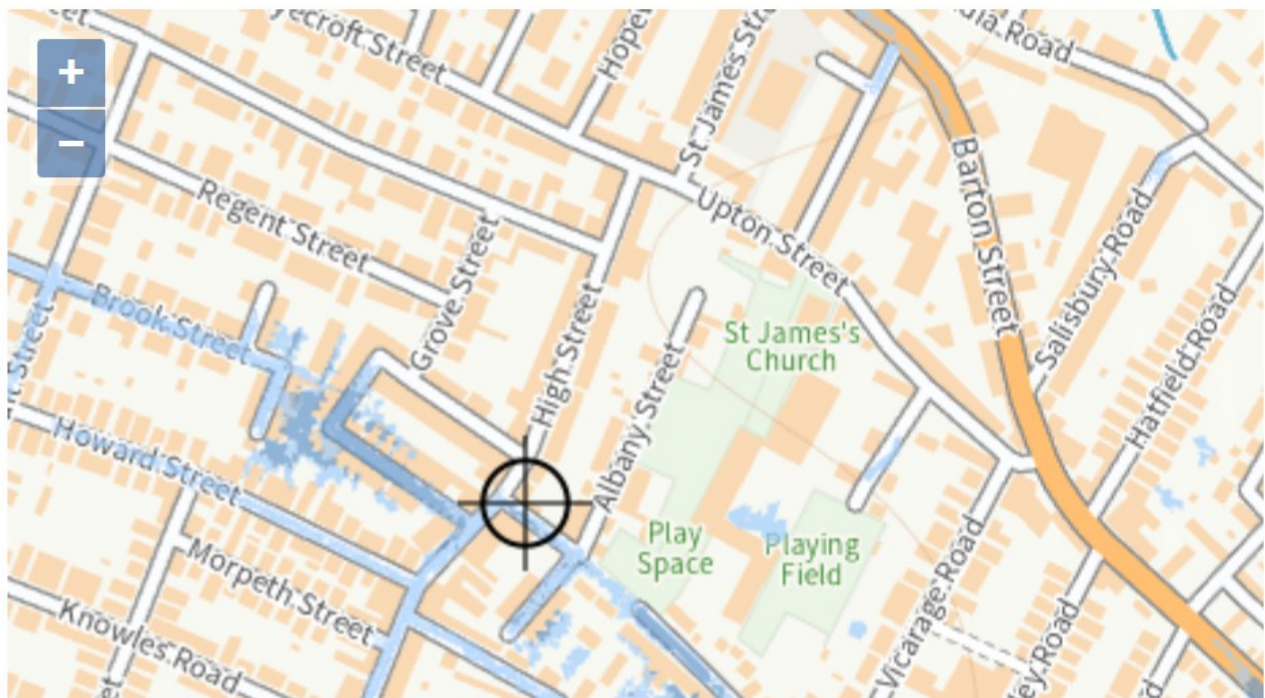
Your selected location is in flood zone 3, an area with a high probability of flooding.



ENVIRONMENT AGENCY FLOOD MAPPING FOR SURFACE WATER

Flood risk

Medium risk: depth



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

“MEDIUM” RISK IS THE EQUIVALENTS OF THE 1 IN 100 YEAR FLOOD RETURN.

Any flood water confined to the highway at a low level

CHANGE OF USE FROM RETAIL PREMISES TO RESIDENTIAL USAGE AT 83 HIGH STREET GLOUCESTER GL1 4SP

FLOOD RISK ASSESSMENT / DESK TOP STUDY

This study report is compiled to accompany a planning application for a minor development. Full planning details are contained within the application.

The report considers and uses criteria within the National Planning Policy Framework (NPPF) and the Environment Agency (EA) Advisory Notes to local authorities.

The proposal is to change the use of the existing retail premises to a residential establishment.

The premises have been in a state of misuse for some time and it is intended to improve its standing in Tredworth High Street by upgrading it.

Criteria

Under NPPF change of use does not attract the sequential test but a flood risk assessment is required. The principal of is to consider ways and means of protecting those living there from flooding and also to make sure there are no offsite implications to neighbours nearby Sustainable drainage also has to be considered and recommendations made.

The site lies on the edge of Flood Zone 3 and the EA consider it could be affected by malfunction of a drainage pipe under the highway which carries drainage from a watercourse.

The classification of the proposed development is “more vulnerable” due to the proposed residential use.

History of Flooding.

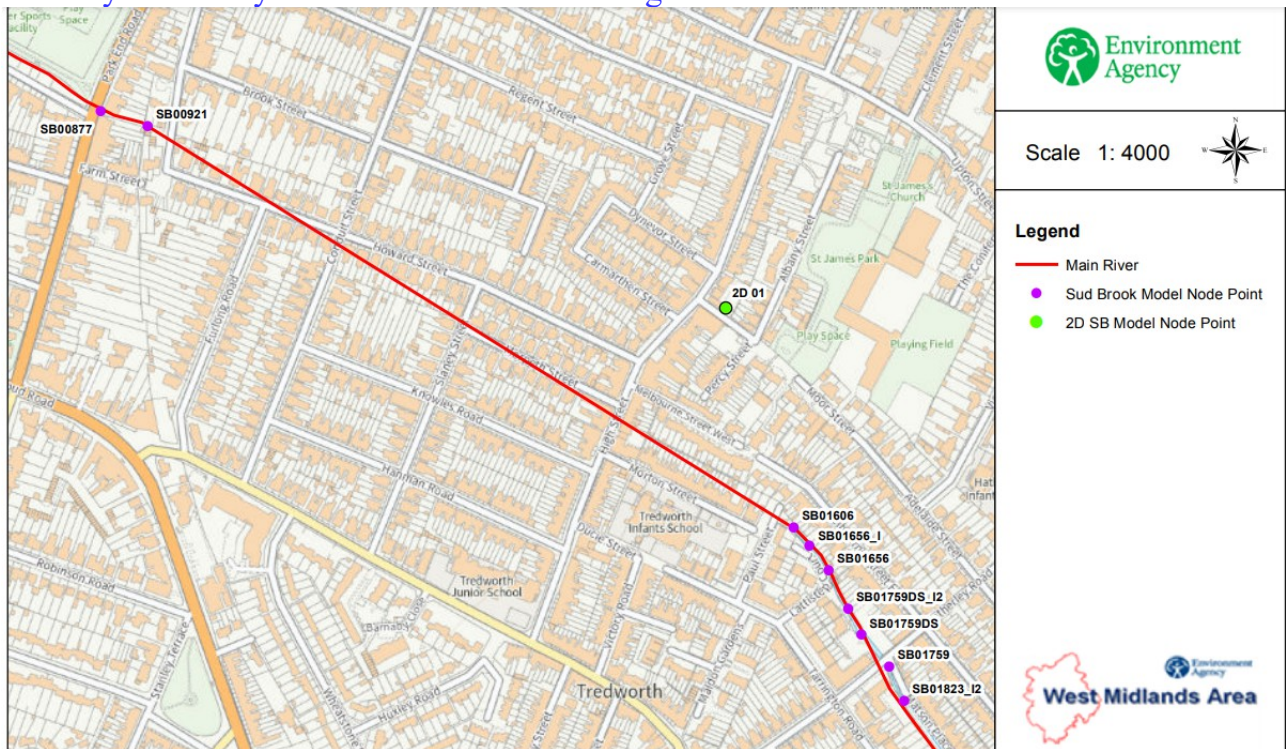
DEFRA mapping has been investigated and this shows no history of flooding in this area. This could of course be due to records not being available.

The EA has provided flood level information for the site in a Product 4 package to assist site analysis with regard to flooding .

In its associated documentation the EA states that they were not able to provide full

information due to the modelling for the Sudbrook being updated.

But they do so they have no records of flooding in this area.



The extraction above has been magnified in order for nodes to be identified.

The nearest Node to the site is SB0 1606.

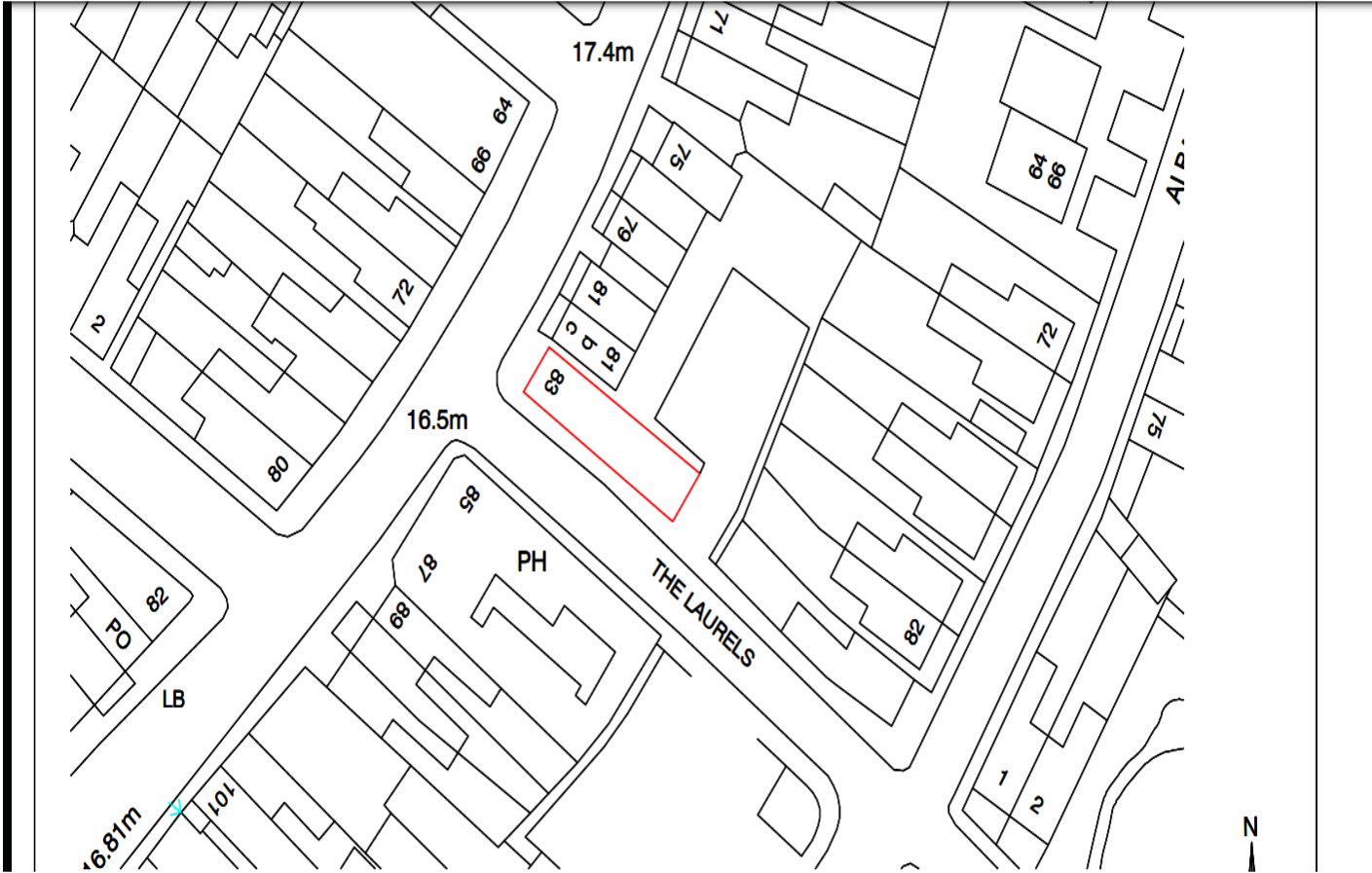
This has a Ornance level on the read -out in the Product 4.as follows

I in 100 plusv20% 18.26AOD

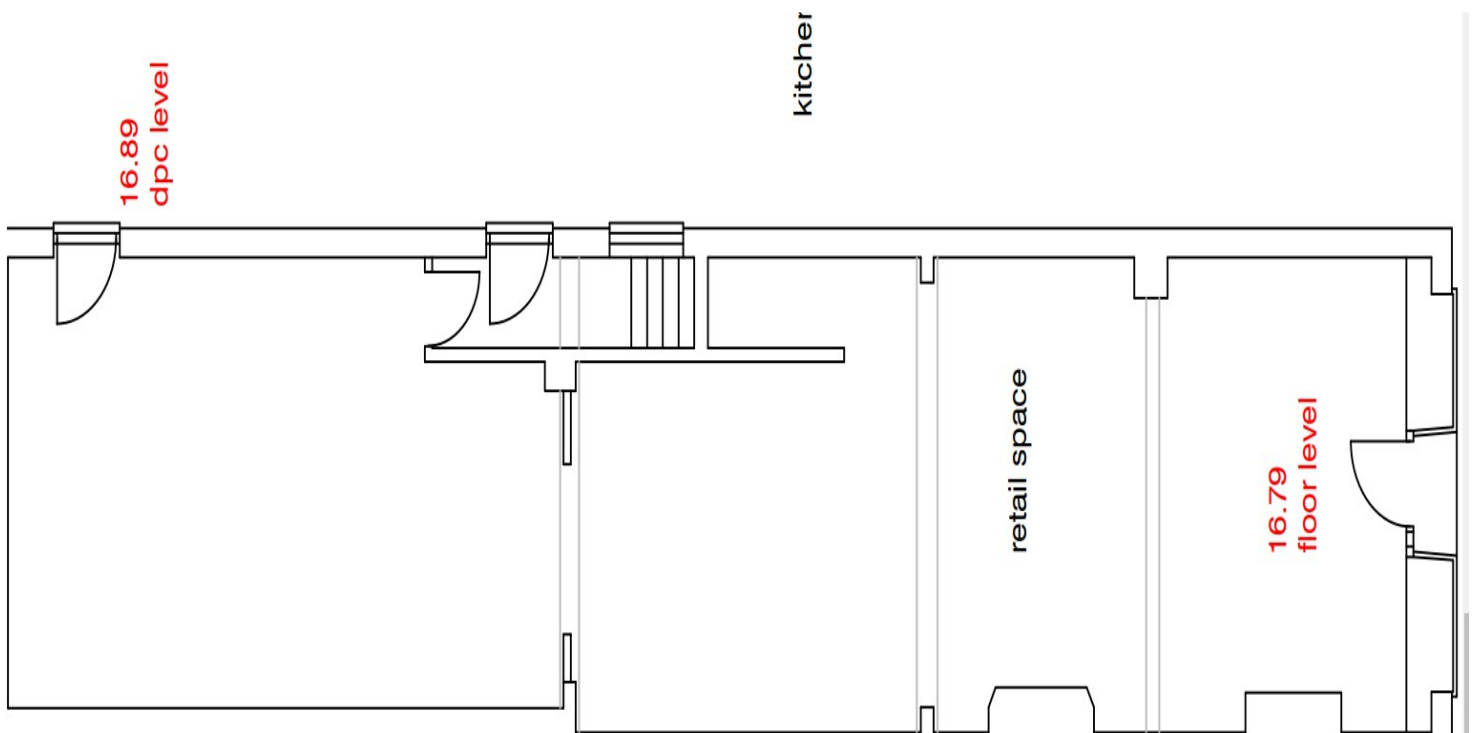
1 in 1000 18.39AOD.

A levels survey has been carried out at the site which includes levels from OD mapping.

These are shown below.



The OD level next to the site is 16.5



Existing dpc and threshold levels below.

DPC level stands at 16.89 AOD

Floor Level stands at 16.79 AOD

It can then be seen that the existing floor level stands at 1.47m below the I in 100 plus 20% flood level.

The dpc level would stand at 1.37m below the same flood level .

It would not be possible to higher the floor level sufficiently to meet building regulations.due to ceiling heights.

The same can be said of the dpc level.

It would therefore be recommended that flood resilience measures be used.

These would be as follows.

- Both the inside and outside of the extension works should be coated with flood resilient material to a height 2 metres above the ground level.
- The electrical wiring should drop from the ground floor ceiling to sockets 1.5 metres above ground level.
- All drainage and waste pipes would be fitted with ‘non-return valves’ to prevent the ingress of contaminated water back into the building.
- No metal piping should be used under the premises to abort future corrosion.
- Any mortar mix should include flood protective material.
- The ground floor should be of concrete rather than wood.
- The electrics should be connected to the mains box so that this controls all electrics in the property.
- ▶ Covers should be available to prevent inundation of air bricks .

Flood Evacuation

It is recommended the proposed development should be a subscriber to the EA Floodline initiative which gives a three phase warning system. 1.Be aware of a possible flood threat. 2. Prepare to evacuate.3. Get out.

However in the FRAs we compile all over the country we make it clear that there is only one method of safe evacuation. That is to get out when the escape route is still dry .

The Floodline initiative may give occupants of the site a misconception as to how long they should stay on site before going.

We consider that the sight of advancing floodwater can create panic particularly to the old, infirm and the disabled and children as well.

Better to go at the first warning when everything can be done in a controlled and orderly manner and in the dry. If the flood waters do not actually reach the site then nothing is lost .

But there is a big gain in terms of safety. It will also show the evacuation plan works and will give everybody concerned the confidence of knowing the site owners value their safety.

As part of the evacuation procedure a predetermined sanctuary in the dry should be decided upon and agreed with the local authority.

Also by using the first floor as “safe haven” during a flood event is not necessarily the answer . The reason being that vital services -such as water , gas and electricity- to the premises could be knocked out by the floods and this could cause major disruption to the safety and well being of occupants .

We have used this methodology on many occasions for FRAs throughout the country . We have had no objections from the local authorities involved in all the FRAs recommending this form of early evacuation

Quite simply it is better “to be safe than sorry” particularly when human lives are at stake.

It should be a condition of planning that a prearranged site in the dry should be chosen and identified on a plan .

Surface Water

This is shown on the EA mapping as below 300m (low)

Groundwater

There is no record of this having a significant effect on the site

Sustainable drainage

The applicant is proposing using the existing drainage. But there should be interceptors fitted to make sure only clean water enters the receptor and flow control valves should also be used to make sure there is no “surge” into the receptpr. This would be an improvement on that existing

Artificial surces f fooding.

None found in the area .

OFFSITE IMPLICATIONS

There would be none with the recommendations as made.

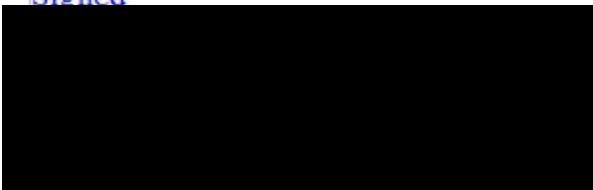
CONCLUSION

It is unfortunate for the applicant that the flood levels have been taken from a ppe under the ground which has never failed. According to the EA and DEFRA there are no records of this area flooding and if that were to happen the water would be taken away via the highway drainage.

However recommendations have been made for the safety of occupants and for improvements to be made for there to be no offsite implications.

No additions have been made to the flood level for the EA guidelines of 2016 because it is considered that the 1 in 100 plus 20% is satisfactory in this case where any flood water would dissipate quickly through the highway drainage.

Signed



Managing Director.

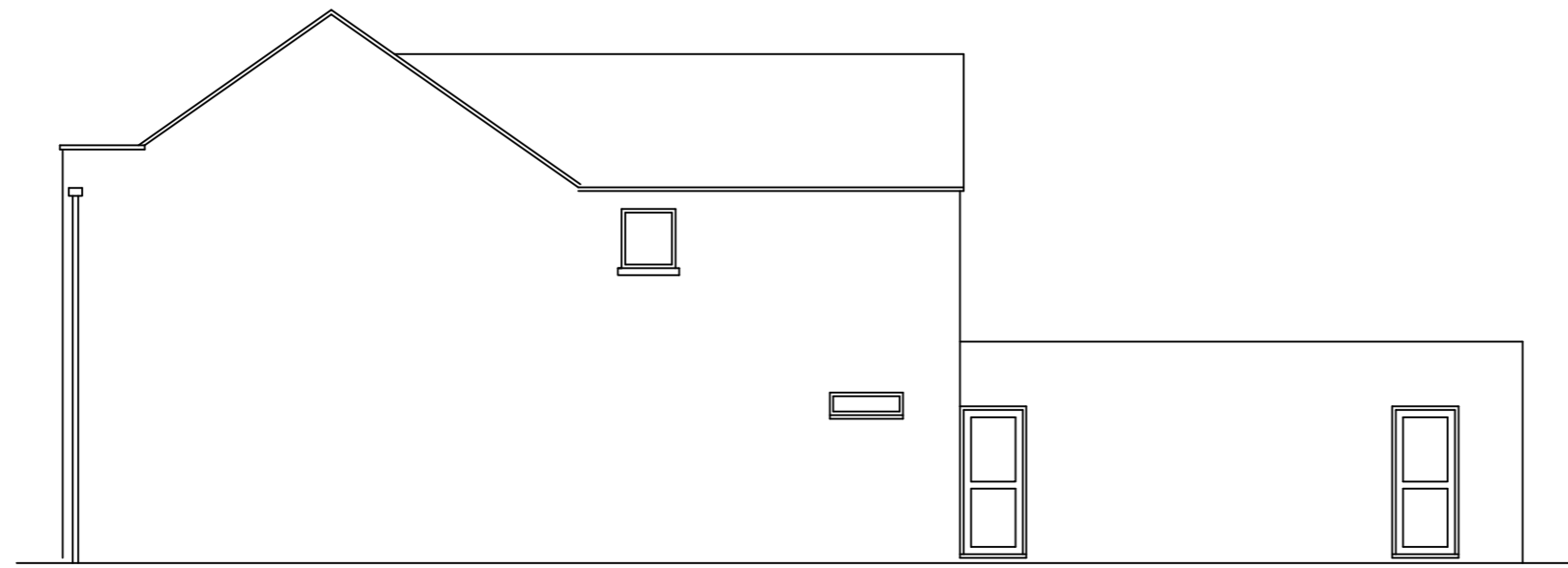
Appended

Flood levels chart from EA

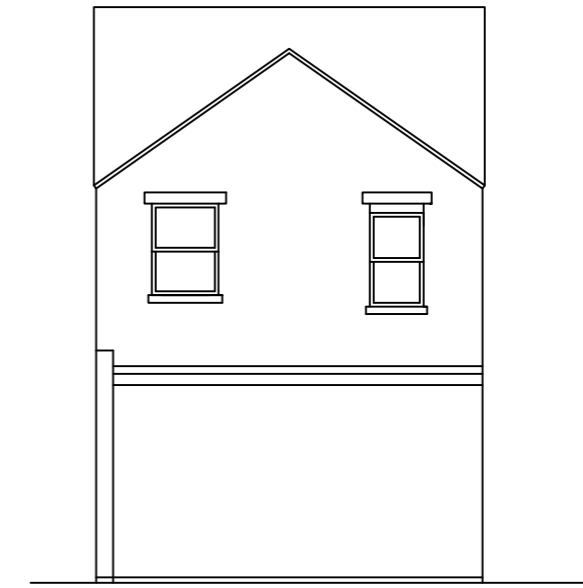
			Annual Exceedance Probability - Maximum Water Levels (m AOD) (defended)							
Node Label	Easting	Northing	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc. 20% increase in inflows	0.1% (1 in 1000)
SB1823_I2	384038	217052	18.08	18.23	18.64	18.93	19.03	19.09	19.20	19.37
SB01759	384025	217083	17.93	18.13	18.61	18.89	19.01	19.07	19.20	19.40
SB01759DS	383999	217111	17.84	18.03	18.48	18.66	18.73	18.77	18.85	18.97
SB01759DS_I2	383986	217136	17.52	17.75	18.30	18.43	18.49	18.51	18.54	18.62
SB01656	383970	217169	17.23	17.47	18.14	18.26	18.30	18.32	18.37	18.52
SB01656_I	383953	217191	16.87	17.16	18.04	18.14	18.16	18.18	18.22	18.33
SB01606	383939	217207	16.80	17.10	18.02	18.15	18.18	18.21	18.26	18.39
SB00921	383357	217569	13.75	13.96	14.09	14.18	14.22	14.25	14.31	14.54
SB00877	383315	217582	13.57	13.76	13.85	13.89	13.92	13.94	14.02	14.21
2D 01	383877	217405	-	-	16.62	16.83	16.87	16.89	16.94	17.07



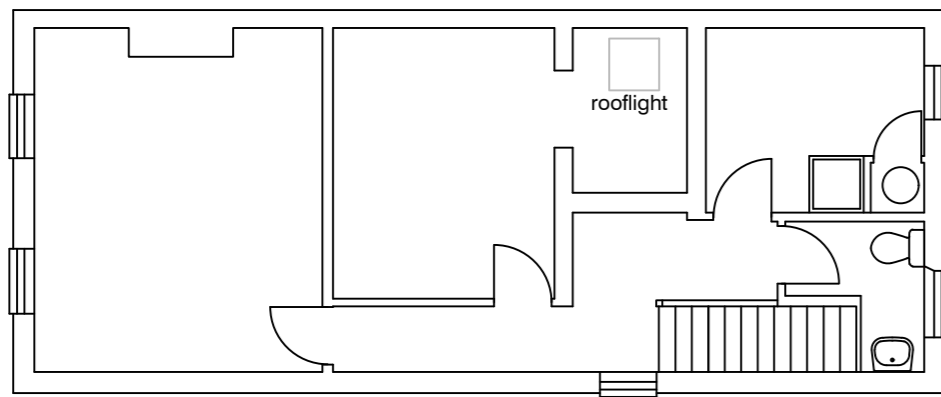
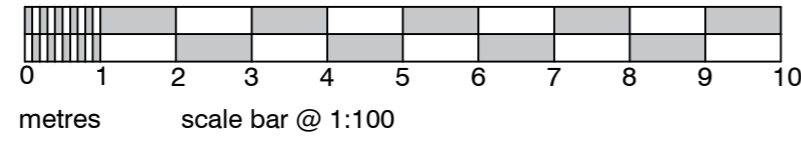
Front (north-west) Elevation
scale 1:100



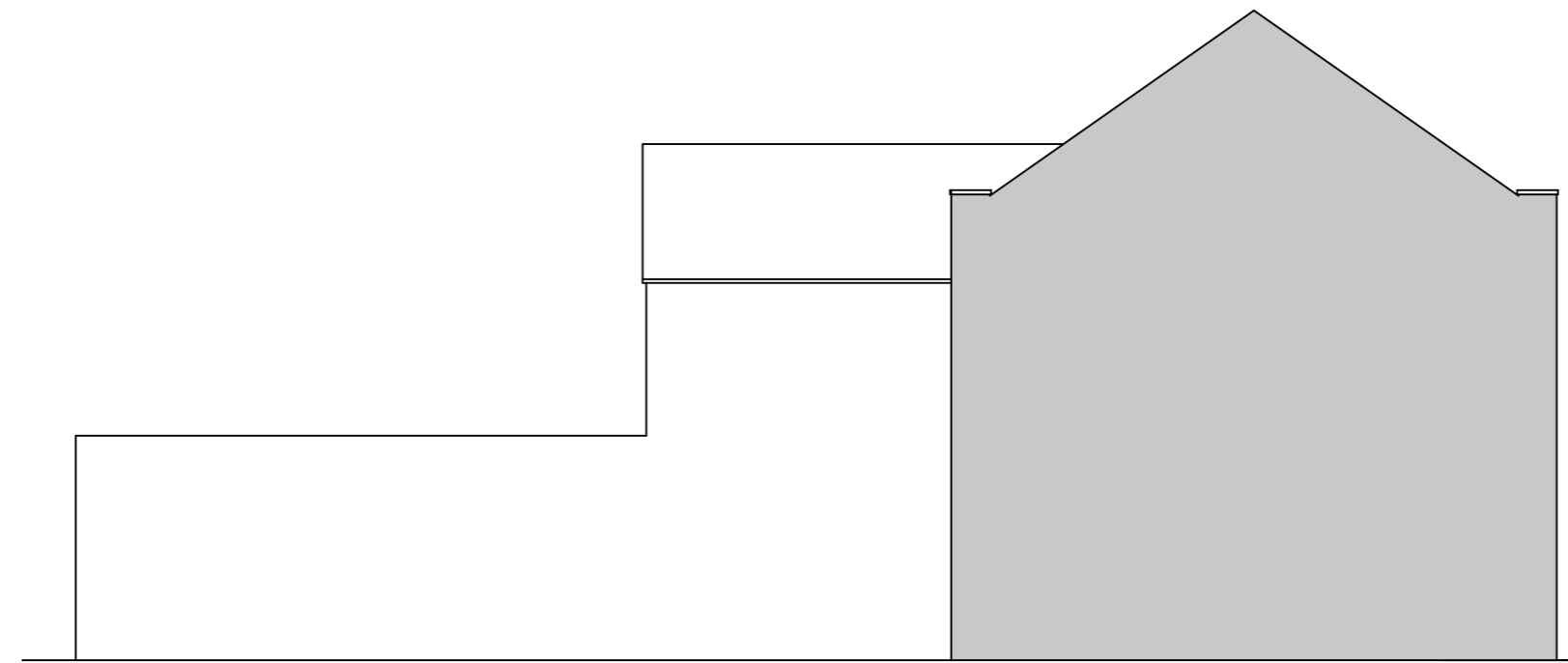
Side (south-west) Elevation



Rear (south-east) Elevation



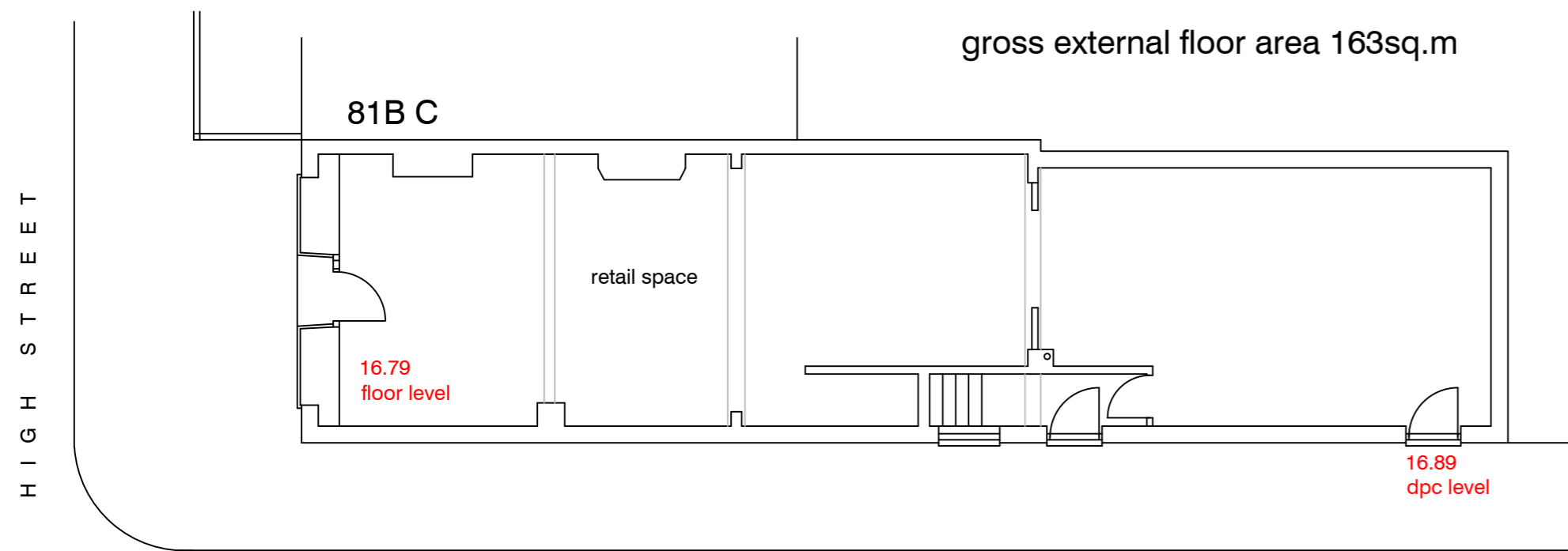
First Floor Plan



Side (north-east) Elevation

81B C

gross external floor area 163sq.m



Ground Floor Plan
scale 1:100



Location Plan - scale 1:1250

**Peter A Marshall
Architect Limited**

Farriers Barn, The Scarr
Newent, Glos GL18 1DQ

Client
MR J TAYLOR

Job Title

83 High Street
Gloucester
GL1 4SP

Drawing Title

survey drawing

Scale As shown @ A2	Date 27.09.2021	Drawn pam
------------------------	--------------------	--------------

21 73 01



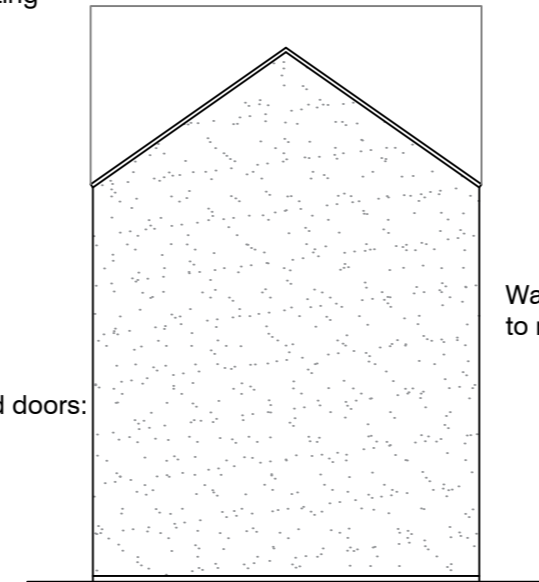
Roof: Interlocking tiles to match and be continuous with existing

Windows and doors: Pvcu

83
Side (south-west) Elevation

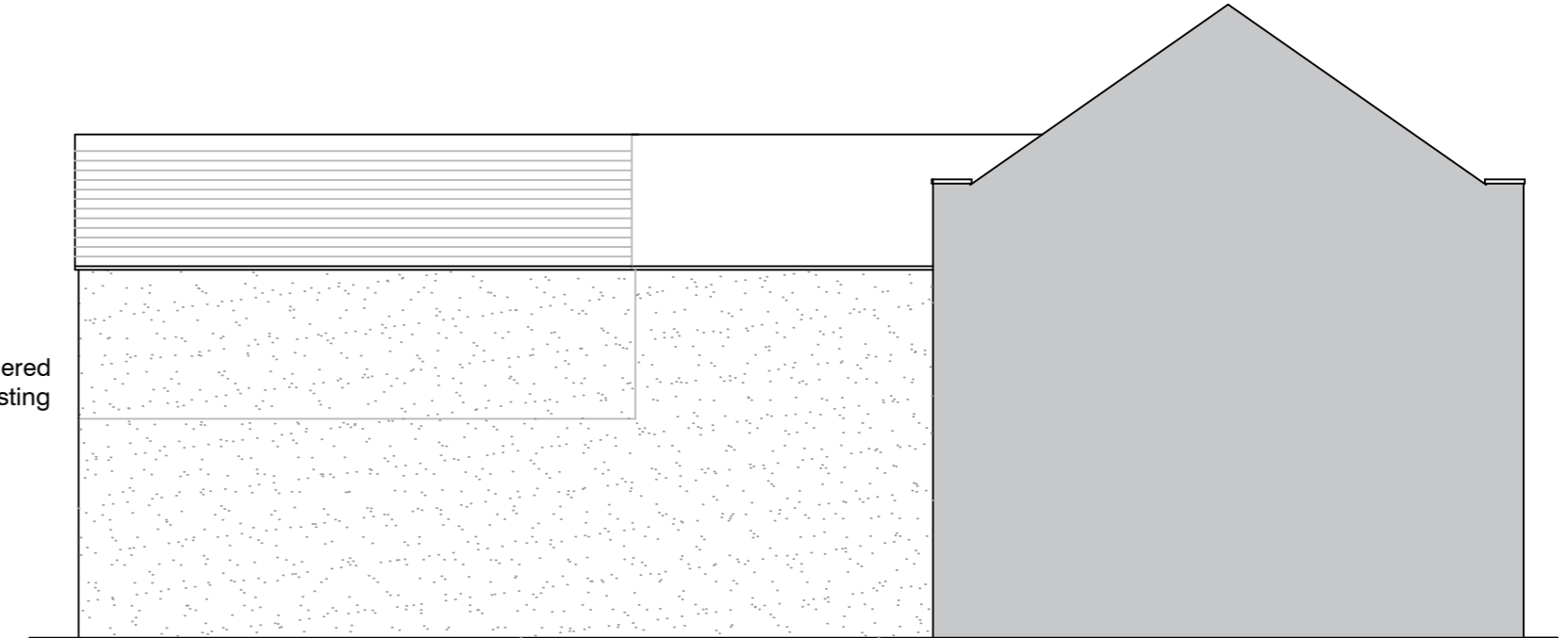
83A

83B

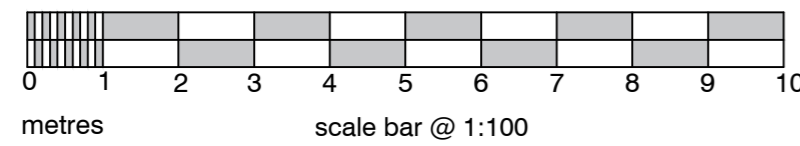


Walls: Rendered to match existing

Rear (south-east) Elevation

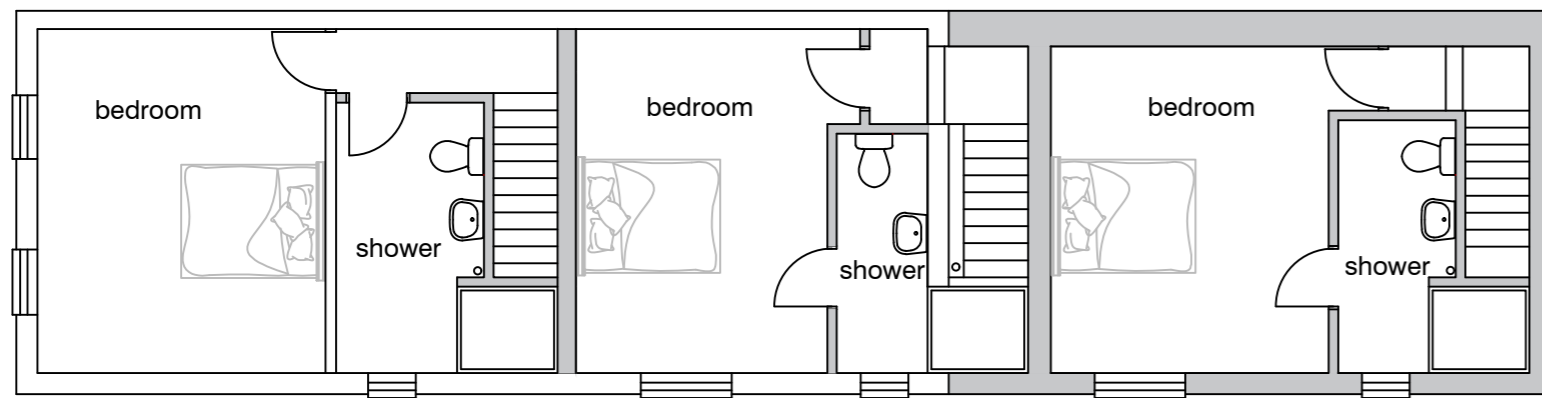


Side (north-east) Elevation

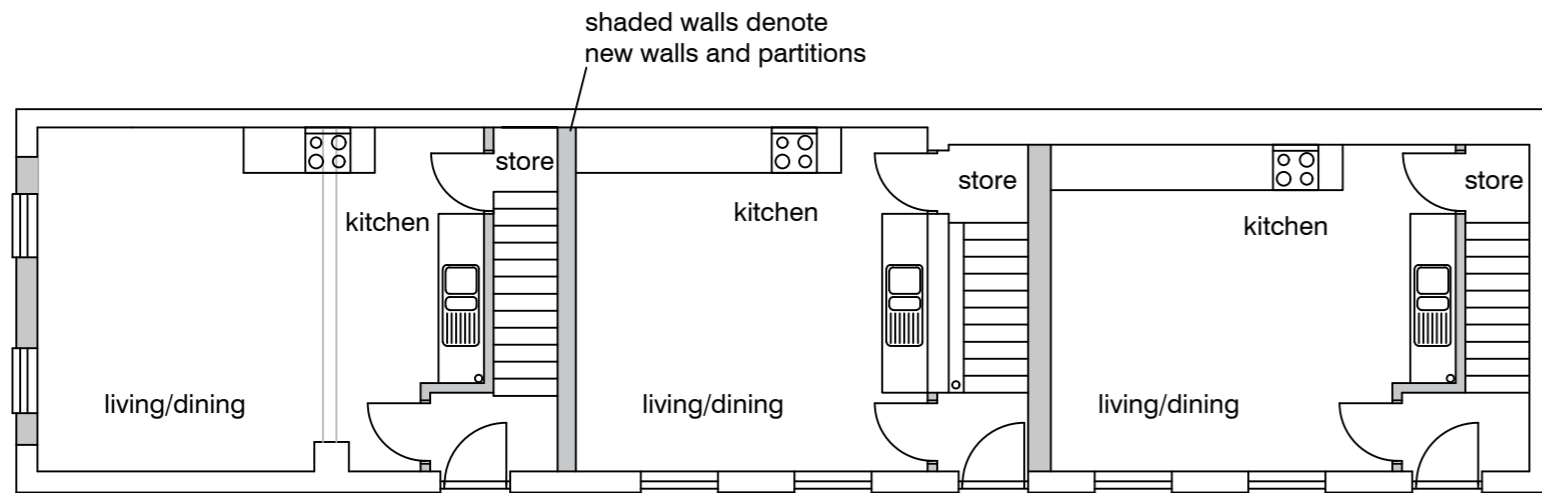


81B C

Front (north-west) Elevation
scale 1:100



First Floor Plan



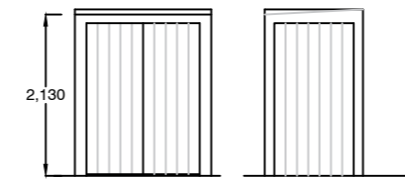
shaded walls denote new walls and partitions

MAISONETTE 83
floor area 62sq.m

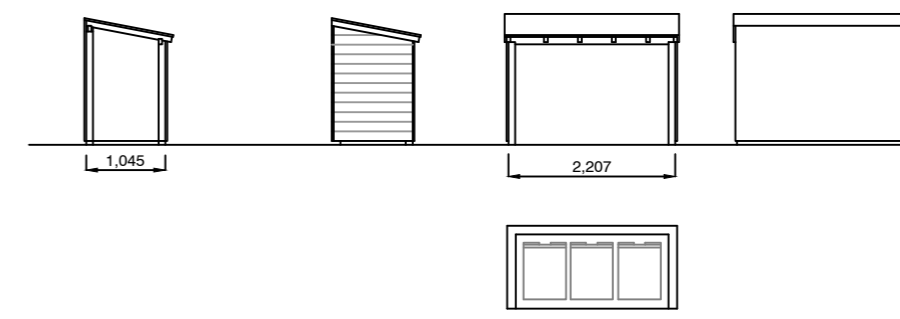
MAISONETTE 83A
floor area 54sq.m

MAISONETTE 83B
floor area 54sq.m

Ground Floor Plan
scale 1:100



cycle store details
scale 1:100



bin store details
scale 1:100

**Peter A Marshall
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Newent, Glos GL18 1DQ

Client
MR J TAYLOR

Job Title
**83 High Street
Gloucester
GL1 4SP**

Drawing Title
**planning proposals
(revised scheme)**

Scale As shown @ A2	Date 06.06.2022	Drawn pam
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21 73 03

PLANNING & DESIGN STATEMENT



83 HIGH STREET, GLOUCESTER



JUNE 2022

V-1

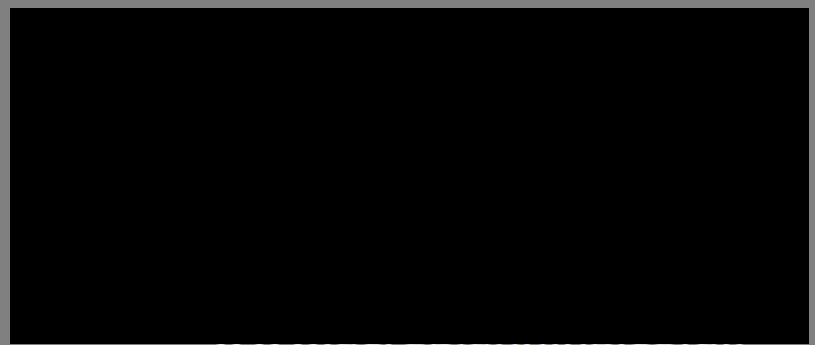
**83 HIGH STREET, GLOUCESTER
PLANNING & DESIGN STATEMENT**

Project Ref: 31090.PM

Client: Mr. Taylor



37 Acre Street, Stroud, GL5 1DR



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Appendix 1 Site Photographs

1.0 INTRODUCTION:

1.1 This Planning & Design Statement has been prepared by Acre Planning Limited on behalf of Mr Taylor (hereafter the Applicant) to support a full planning application relating to 83 High Street, Gloucester (hereafter 'the site').

1.2 This application seeks planning permission for the following development as described on the relevant planning forms:

'Change of use, conversion and 1st-floor extension to form 3 maisonettes'

1.3 The purpose of this statement is to describe the site and the proposed development before establishing how the development proposal correlates with the adopted Development Plan and other material considerations.

1.4 The structure of this Planning Statement is as follows:

2.0 Site Assessment - Describes the site and its surroundings and reviews the planning history for the site.

3.0 Policy & Guidance Review - Sets out the national and local planning policy and guidance context.

4.0 Proposal - Describes the proposed development in detail and provides an assessment/justification regarding planning policy and material considerations.

5.0 Conclusion

2.0 SITE ASSESSMENT:

2.1 Location

- 2.1.1 The site is located within the Barton and Tredworth area of Gloucester City. The area is predominantly residential, although there is a mix of business and retail premises nearby. **Figure 1** indicates the location of the site.

Figure 1 Site Location



2.2 Site

- 2.2.1 The application site is a corner plot situated at the High Street and The Laurels junction. The building has a shop frontage to the High Street with a long flank elevation extending along with the Laurels. To the rear is a car park.
- 2.2.2 The existing building has two storeys with a single storey element to the rear. There are retail premises on the ground floor with a flat above. The building is predominantly finished in render with some aspects of redbrick to the side and rear.
- 2.2.3 Images of the site are included in **Appendix 1**.

2.3 Planning History

2.3.1 Recent and relevant planning history is as follows:

- 02/00250/FUL – Installation of a new shop front – Approved 19/04/2002.

2.3.2 The planning history above establishes the defined use of the land and buildings as A1 retail (now Class E) on the ground floor with residential C3 on the first floor.

3.0 POLICY & GUIDANCE REVIEW:

- 3.0.1 This section identifies the relevant planning policies within the Development Plan for Gloucester City, in line with Section 38(6) of the Planning and Compulsory Purchase Act (2004).
- 3.0.2 In this case, the Local Development Plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) as adopted in December 2017. In addition, the Emerging Gloucester City Plan (EMGCP) now has some weight for decision-making purposes.
- 3.0.3 Furthermore, there are material considerations relevant to the proposed development, including the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG).
- 3.0.4 To ascertain their relevance to the site's location and the development proposal, national and local planning policies and guidance are now assessed.

3.1 National

National Planning Policy Framework (NPPF) (as updated July 2021)

- 3.1.1 **Paragraph 7** states that the purpose of the planning system is to contribute to the achievement of sustainable development. **Paragraph 8** establishes three sustainability objectives: economic, social, and environmental.
- 3.1.2 The application site is sustainably located with the scheme to provide social and economic benefits resulting from any construction and the provision of new homes. The development can come forward without environmental harm.
- 3.1.3 **Paragraph 11** outlines the presumption in favour of sustainable development, which sits at the heart of the NPPF. Where local Development Plan policies are out of date, permission should be forthcoming unless any adverse impacts would significantly and demonstrably outweigh the benefits or specific policies within the NPPF indicate that the development should be restricted. There is a need for new housing to meet the five-year housing supply target. This material consideration should be awarded significant weight in favour of this application.
- 3.1.4 **Paragraph 167** seeks to ensure flood risk will not increase elsewhere. Where developments are in areas at risk of flooding, applications should be informed by a site-specific flood risk assessment. The application site is not in a flood risk area, and surface water can be attenuated to prevent any off-site problems resulting from the development.
- 3.1.5 Nationally prescribed space standards are also of relevance to this proposal.

3.2 Local

3.2.1 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS), as adopted, provides the up-to-date development plan for the city; however, the examining Inspector's post-hearing letter has been received concerning the Emerging Local Plan.

3.2.2 The letter provides the inspector's view on modifications required to make the plan sound. Policies that are not listed as requiring main modifications may now attract more weight in consideration of applications, with those that require main modifications attracting less weight depending on the extent of the changes necessary.

3.2.3 The Plan remains an emerging plan, and the weight that may be attributed to individual policies will still be subject to the extent to which there are unresolved objections (the less significant the unresolved objections, the greater the weight that may be given) and the degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).

3.2.4 The following policies from the documents are considered relevant to this application:

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017) (JCS)

- SD2 - Retail and City / Town centres
- SD3 - Sustainable design and construction
- SD4 - Design requirements
- SD10 - Residential Development
- SD11 - Housing Mix & Standards
- SD14 - Health and environmental quality
- INF2 - Flood risk management

Emerging Gloucester City Plan (EMGCP)

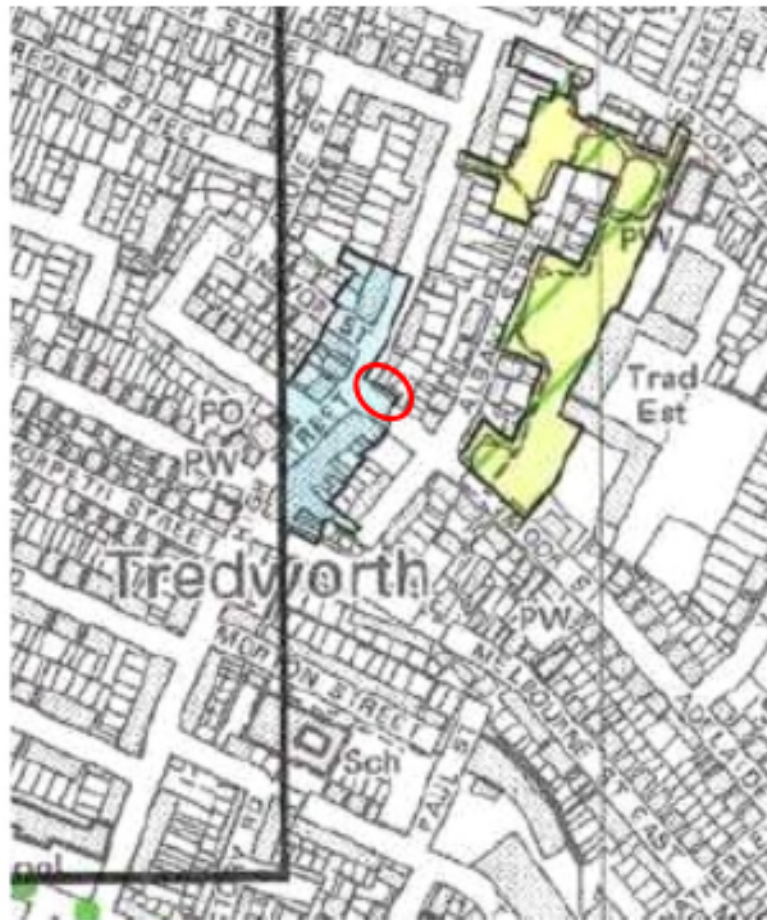
- A1 - Effective and efficient use of land and buildings
- A9 - Extensions to existing dwellings
- E6 - Flooding, sustainable drainage and wastewater
- F1 - Materials and finishes
- F6 - Nationally Described Space Standards
- G1 - Sustainable transport
- G2 - Charging infrastructure for electric vehicles
- G3 - Cycling

Gloucester Local Plan, Second Stage Deposit 2002

3.2.5 Regard should also be given to the 2002 Revised Deposit Draft Local Plan. The Council adopted this for development control purposes. Some "day-to-day" development management policies, which are not strategic and broadly accord with the policies contained in the NPPF, should be given some weight.

3.2.6 The proposal map plan shows the site within a 'Local Centre' as per **Figure 2**.

Figure 2 Gloucester Local Plan Extract

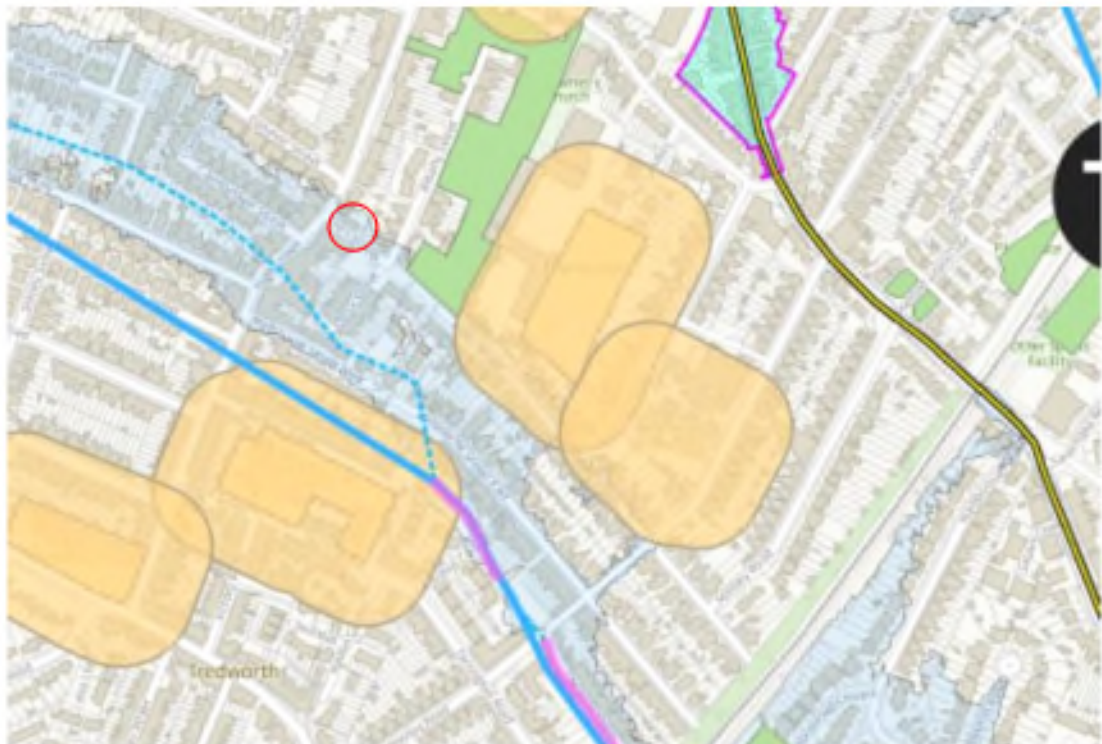


- 3.2.7 With the site in the Local Centre Policy S.13 of the Local Plan 2002 is of relevance. Of the seven buildings that form the terrace No 75-83 High Street, only No 83 has ever been retail. The main focus of the Local Centre is clearly on the opposite side of the High Street and to the south. The property has been vacant for many years, and the change to residential would bring its use in line with the adjacent uses on the same side of the highway.
- 3.2.8 The Local Centre designation has not been continued on the EMGCP Policy Map, as shown in **Figure 3**, and with the JCS and EMGCP seemingly in favour of redundant buildings being converted. This diminishes the weight that may be attributed to Policy S.13.

3.3 Principle of Development & Need

- 3.3.1 The defined use of the building is retail on the ground floor with residential accommodation on the first floor. The Use Classes Order (September 2020) defines the use as Class E; however, it would have been A1 under the old schedule.
- 3.3.2 The building was used as a pet shop until September 2020. The previous owner retired with the premises sold, and they have remained closed ever since.
- 3.3.3 Both the JCS and EMGCP seek to protect commercial uses such as light industrial premises and offices from the redevelopment. In addition, there is also protection for shops within primary and secondary shopping frontages, but not in Local Centres.
- 3.3.4 Following the Inspector's comments, an updated EMGCP policy map has been prepared in **Figure 3**. The map shows the site as being within a flood zone area. However, it is not in primary or secondary shopping frontage or a Local Centre.

Figure 3 Updated EMGCP Policy Map



- 3.3.5 The loss of the ground floor of the building as retail premises would have little or no impact on the local economy when considered against the benefits of providing new residential accommodation in a sustainable location. The Local Centre designation was removed from the EMGCP map as there is no policy in the new plan. This diminishes the weight given to Policy S.13 of the 2002 Local Plan.
- 3.3.6 Both the EMGCP and JCS direct new residential to sustainable locations. Policy SD10 of the JCS directs new development so sustainable areas to ensure that delivery targets can be met. Criterion 3 of Policy SD10 establishes that *"on sites that are not allocated, housing development and conversions to dwellings will be permitted on previously-developed land in the existing built-up areas of Gloucester City"*, with Criterion 5 adding that *"Proposals*

Involving the sensitive, adaptive re-use of vacant or redundant buildings will be encouraged, subject to the requirements of other policies including Policies SD1, INF4 and SD8. Proposals that will bring empty housing back into residential use will also be encouraged".

- 3.3.7 In this regard, the proposal will bring back into use a redundant building with the building altered to create a net gain of two dwellings. The increase of two dwellings and bringing back in to use an empty unit will provide new housing to support local supply. This provision outweighs any potential harm to Policy S.13.
- 3.3.8 It is understood that through the EMGCP, more housing is required. This scheme will assist in meeting the five-year target. While recent supply updates show supply at 5.04 years, this is only a minor increase over the minimum provision, with larger sites perhaps slowing in delivery or stalled. Indeed, it should be noted that the supply figure is a target and not a ceiling limit. In this regard, weight should be given to new housing supply. Indeed, should permission be granted, this small-scale scheme can be delivered quickly.
- 3.3.9 Therefore, the proposed change of use would be acceptable in policy terms, with the loss of a small retail unit outweighed by the provision of new residential accommodation in a sustainable location.
- 3.3.10 However, detailed aspects of the project relate to the proposal's acceptability in planning terms, such as the impact on amenity, local townscape and access. The scheme is now considered in more detail:

4.0 PROPOSAL:

4.1 Development Details

4.1.1 The proposal would see the existing shop and flat converted to form three, one-bedroom maisonettes, with the first floor of unit 83B within a new extension. The scheme also includes:

- Removal of the existing shop front
- New side entry doors
- New ground floor and first-floor side windows
- Car parking
- Refuse and cycle storage

4.2 Layout & Mix

4.2.1 The external layout of the site is maintained. The proposed extension would be formed by a first floor over the single-storey extension. The linear form of the building is therefore maintained concerning its footprint.

4.2.2 Internally, the building will be split vertically to create three maisonettes. Each would have a ground floor living/dining area and a kitchen. Stairs would lead to a first-floor bedroom and bathroom.

4.2.3 **EMGCP** Paragraph 3.1.13 states, "*Where it is proposed to intensify an existing building (by conversion into flats or large House in Multiple Occupation) it is important to ensure that the proposal would not have a significant adverse impact on neighbouring properties or the wider area including its character*". In addition, JCS Policy SD11 concerning housing mix and standards states that it is "*important that local needs are addressed and there is a contribution to the creation of mixed and balanced communities. With an appropriate mix of dwelling sizes, types and tenures*".

4.2.4 In this regard, the proposal would not harm the area's character, with the proposed mix of units being suitable concerning the location.

4.3 Scale & Appearance

4.3.1 The scale of the building is increased with the first-floor extension. However, its form would be complementary to the street scene. New windows and doors overlooking the Street would help provide surveillance over the public realm, with the design helping the building engage with the Street.

4.3.2 JCS Policy SD4 sets out requirements for high-quality design, including responding positively to and respecting the character of the site and surroundings, and being of a scale and materials appropriate to the site and setting.

- 4.3.3 Policy A1 of the Pre-Submission City Plan requires overall improvements to the built and the natural environment, preserving the character of the area and appearance of the street scene, and appropriate bin storage.
- 4.3.4 It is considered that adding windows and doors and the extension would enhance the building and Street. By reason of its design, siting, scale, massing, layout and materials, the proposal is acceptable and responds to the local context and maintains the character and appearance of the surrounding area.

4.4 Access

- 4.4.1 An existing and well-established site access will be utilised from the local highway network. One parking space per property can be accommodated on-site with cycle parking and refuse storage provided. These spaces can be equipped with electric car chargers.
- 4.4.2 The proposed dwellings are not likely to lead to a significant increase in vehicular traffic to the detriment of highway safety. The site is sustainably located to allow future residents to be car-free.

4.5 Amenity & Noise

- 4.5.1 The proposed scheme will allow all habitable rooms to have natural light, and the units would exceed the minimum nationally prescribed space standards for two-storey, one-bedroom maisonettes.
- 4.5.2 The surrounding area is mixed with many residential properties. It is considered that the proposed scheme would not be impacted by noise from any surrounding properties or premises.
- 4.5.3 Each maisonette will have a separate access meaning that there would be good privacy for each property.

4.6 Flood Risk and Drainage

- 4.6.1 The site lies on the edge of Flood Zone 3, and the EA consider it could be affected by the malfunction of a drainage pipe under the highway, which carries drainage from a watercourse. However, there are no records of flooding in the area.
- 4.6.2 A supporting Flood Risk Assessment sets out that there would be no flood risk issues associated with the development should mitigation measures be in place. The scheme ensures that all bedrooms are on the 1st floor, and the proposed flood risk resilience measures will form part of the development.
- 4.6.3 Therefore, the proposal would be acceptable in terms of flood risk.

5.0 CONCLUSION:

- 5.1 This application has been prepared to demonstrate that the proposed change of use and works are in principle suitable in relation to the site and the local setting.
- 5.2 The proposal takes full account of all relevant planning policies and guidance at both national and local levels. The provision of new and sustainable housing would outweigh any perceived harm arising from the development.
- 5.3 It has been demonstrated that the proposal would enhance the existing building and that the proposed development can come forward with no harm expected with regard to the local area.







