

Householder Application for Planning Permission for works or extension to a dwelling.  
Town and Country Planning Act 1990

**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.

**1. Site Address**

|                |  |
|----------------|--|
| Number         | <input type="text"/>                           |
| Suffix         | <input type="text"/>                           |
| Property name  | <input type="text" value="Sandhurst Cottage"/> |
| Address line 1 | <input type="text" value="Sandhurst Lane"/>    |
| Address line 2 | <input type="text"/>                           |
| Address line 3 | <input type="text"/>                           |
| Town/city      | <input type="text" value="Gloucester"/>        |
| Postcode       | <input type="text" value="GL2 9AB"/>           |

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

|              |                                     |
|--------------|-------------------------------------|
| Easting (x)  | <input type="text" value="383378"/> |
| Northing (y) | <input type="text" value="219885"/> |

Description

**2. Applicant Details**

|                |  |
|----------------|--|
| Title          | <input type="text" value="MR"/>                                |
| First name     | <input type="text" value="HAPINDERJIT"/>                       |
| Surname        | <input type="text" value="SINGH"/>                             |
| Company name   | <input type="text"/>   |
| Address line 1 | <input type="text" value="Sandhurst Cottage, Sandhurst Lane"/> |
| Address line 2 | <input type="text"/>   |
| Address line 3 | <input type="text"/>   |
| Town/city      | <input type="text" value="Gloucester"/>                        |
| Country        | <input type="text"/>   |

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?  Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without consent?  Yes  No

## 5. 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):

Walls

Description of existing materials and finishes (optional):

## 5. Materials

|   |                   |
|---|-------------------|
| Description of proposed materials and finishes: | to match existing |
|---|-------------------|

|  |                   |
|--|-------------------|
| Roof   |                   |
| Description of existing materials and finishes (optional): |                   |
| Description of proposed materials and finishes:            | to match existing |

|  |                   |
|--|-------------------|
| Windows  |                   |
| Description of existing materials and finishes (optional): |                   |
| Description of proposed materials and finishes:            | to match existing |

|  |                   |
|--|-------------------|
| Doors  |                   |
| Description of existing materials and finishes (optional): |                   |
| Description of proposed materials and finishes:            | to match existing |

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

sandhurst cottage drawings - KKC.SC.2021.A & KKC.SC.2021.B

## 6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?  Yes  No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?  Yes  No

## 7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?  Yes  No

## 8. Parking

Will the proposed works affect existing car parking arrangements?  Yes  No

## 9. 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

## 10. Pre-application Advice

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

Yes  No

## 11. 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.

Yes  No

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?

## 12. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

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

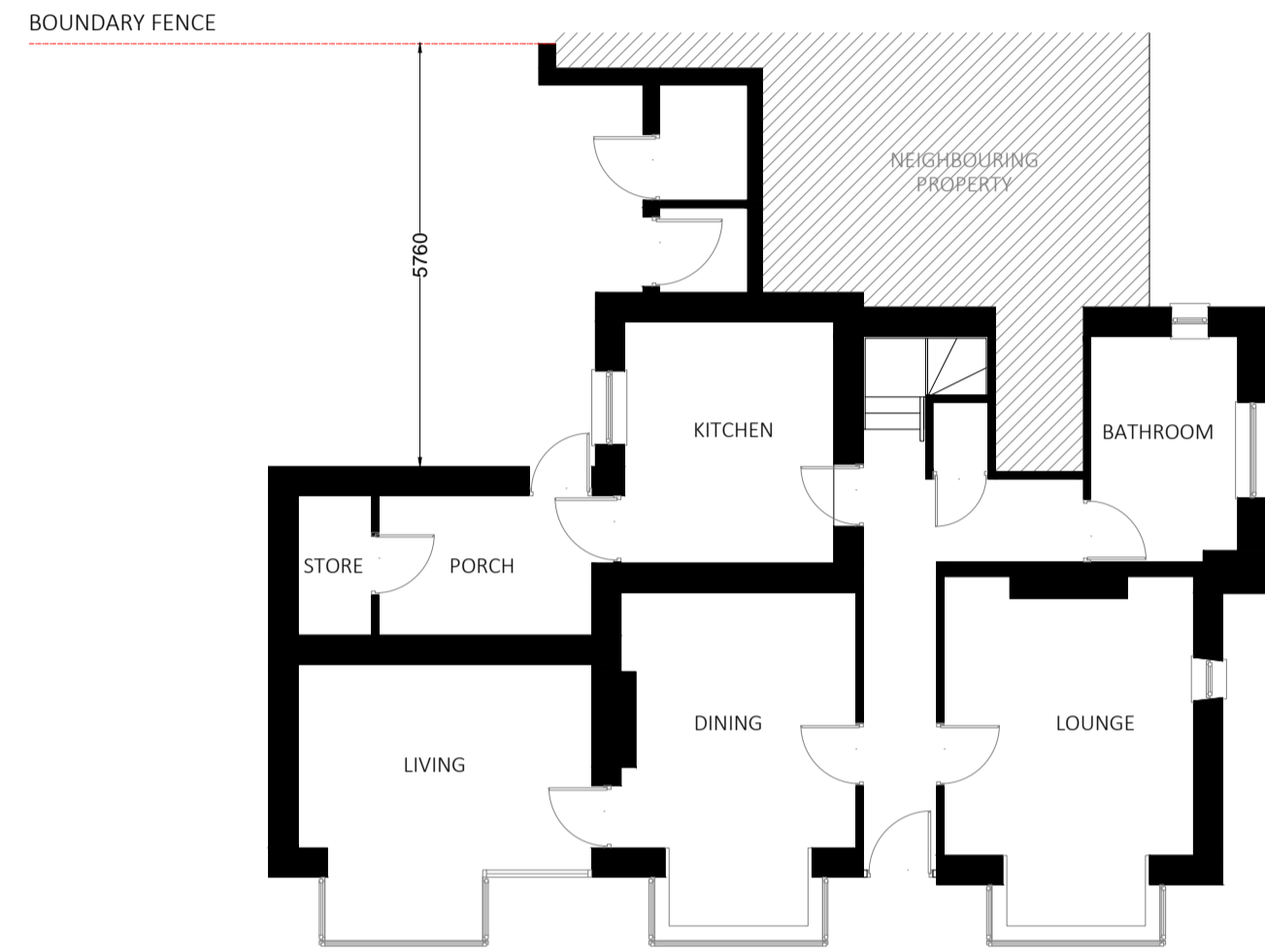
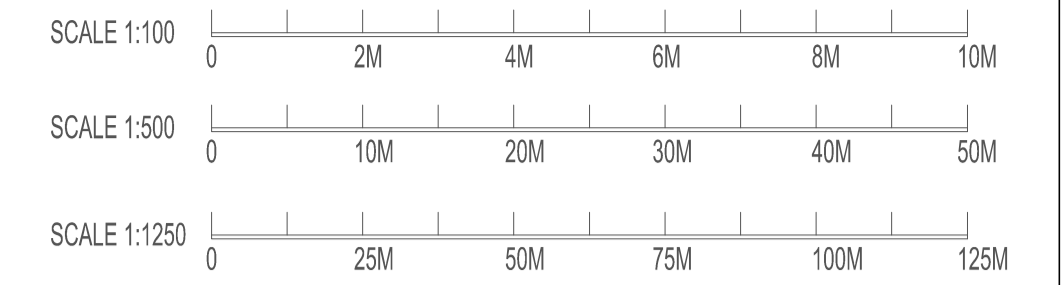
|                               |   |
|-------------------------------|---|
| Title                         | <input type="text" value="Mr"/>         |
| First name                    | <input type="text" value="Karran"/>     |
| Surname                       | <input type="text" value="Corpaul"/>    |
| Declaration date (DD/MM/YYYY) | <input type="text" value="25/11/2021"/> |

Declaration made

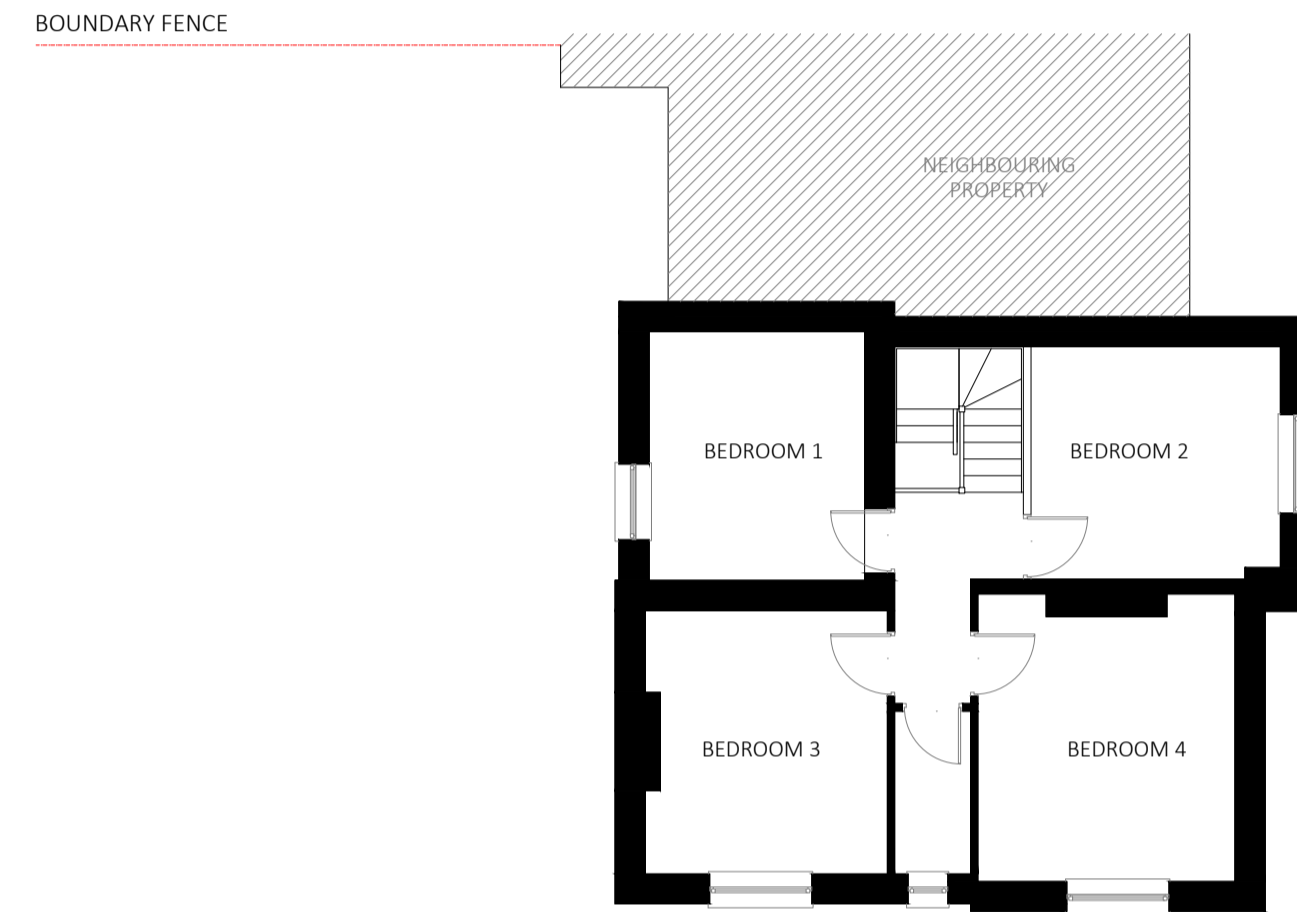
## 13. Declaration

I/we hereby apply for planning permission/consent 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.

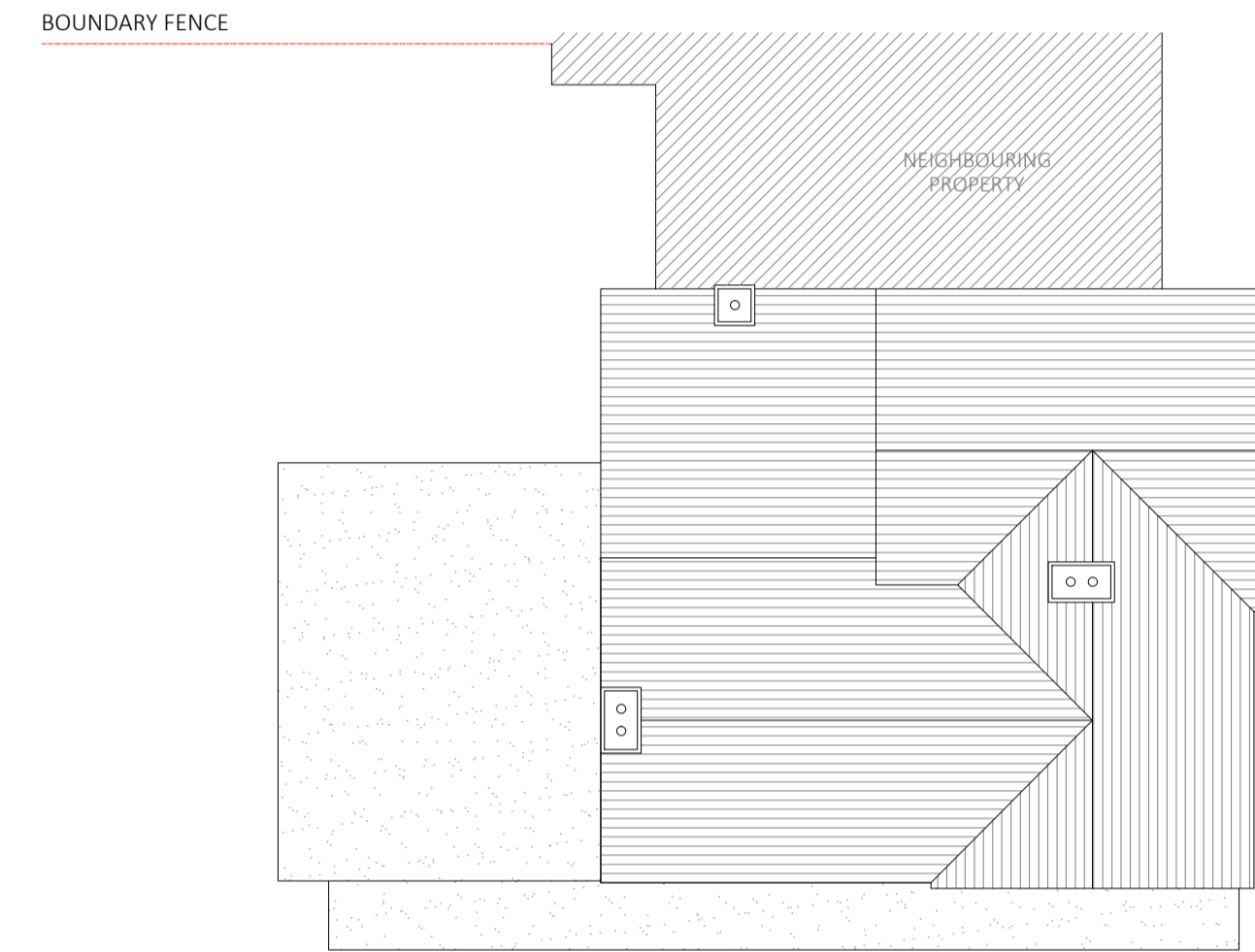
Date (cannot be pre-application)



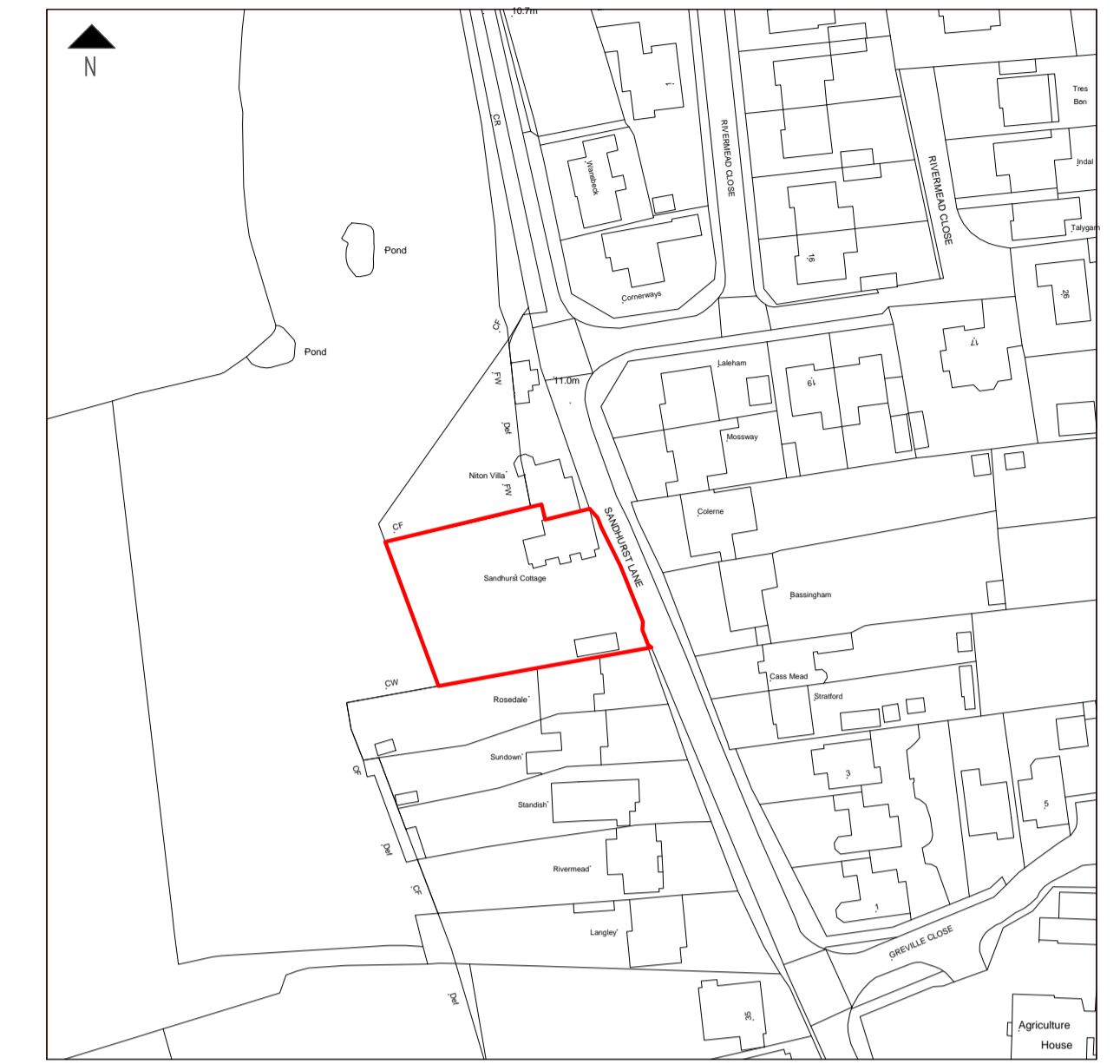
EXISTING PLAN - GROUND FLOOR  
(SCALE 1:100)



EXISTING PLAN - FIRST FLOOR  
(SCALE 1:100)



EXISTING PLAN - ROOF LEVEL  
(SCALE 1:100)



LOCATION PLAN  
(SCALE 1:1250)



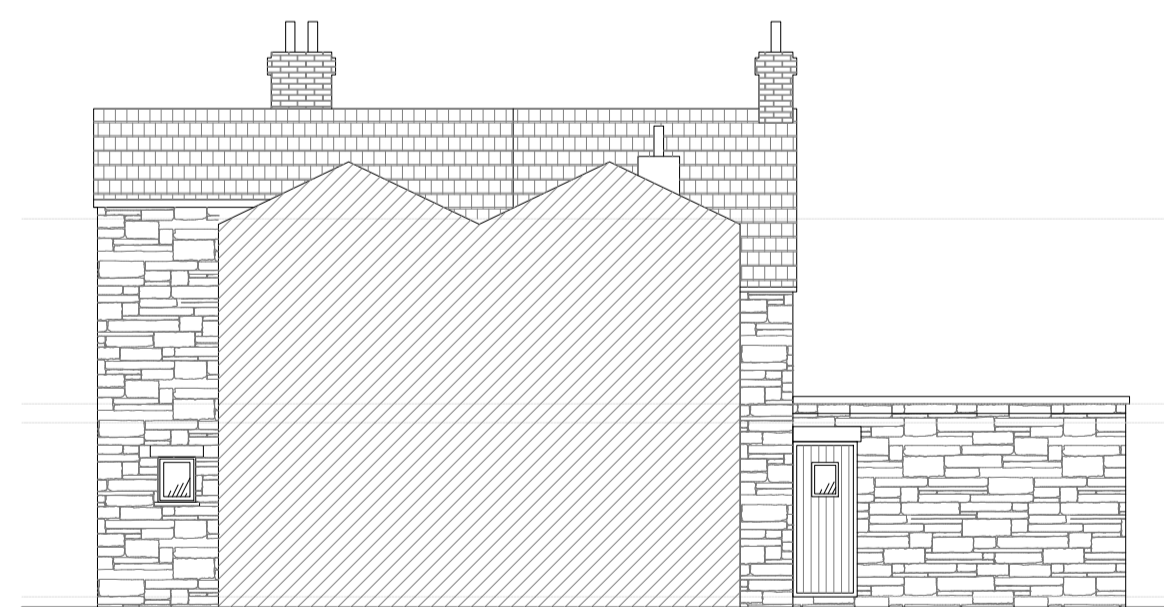
EXISTING SITE PLAN  
(SCALE 1:500)



EXISTING ELEVATION - FRONT  
(SCALE 1:100)



EXISTING ELEVATION - SIDE I  
(SCALE 1:100)



EXISTING ELEVATION - REAR  
(SCALE 1:100)



EXISTING ELEVATION - SIDE II  
(SCALE 1:100)

**NOT APPROVED FOR CONSTRUCTION**

All measurements to be checked on site and not scaled from this drawing.  
Any discrepancies to be reported to The White House Design LTD.  
Party wall (etc) act 1997 to be agreed with adjoining neighbours prior to commencing.  
All works to the satisfaction of local authority inspector.  
No deviation from these drawing what so ever, unless agreed in writing with The White House Design LTD.

**DESCRIPTION**

EXISTING PLANS & ELEVATIONS

**THE WHITE HOUSE DESIGN LTD**

CONSULTING CIVIL AND STRUCTURAL ENGINEERS  
7 PROGRESS BUSINESS CENTRE  
WHITTLE PARKWAY SLOUGH BERKSHIRE SL1 6DQ

**SITE ADDRESS:**

SANDHURST COTTAGE  
SANDHURST LANE  
GLOUCESTER  
GL2 9AB

**REVISIONS**

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

DATE: 07-10-2021

DRAWN BY: KKC

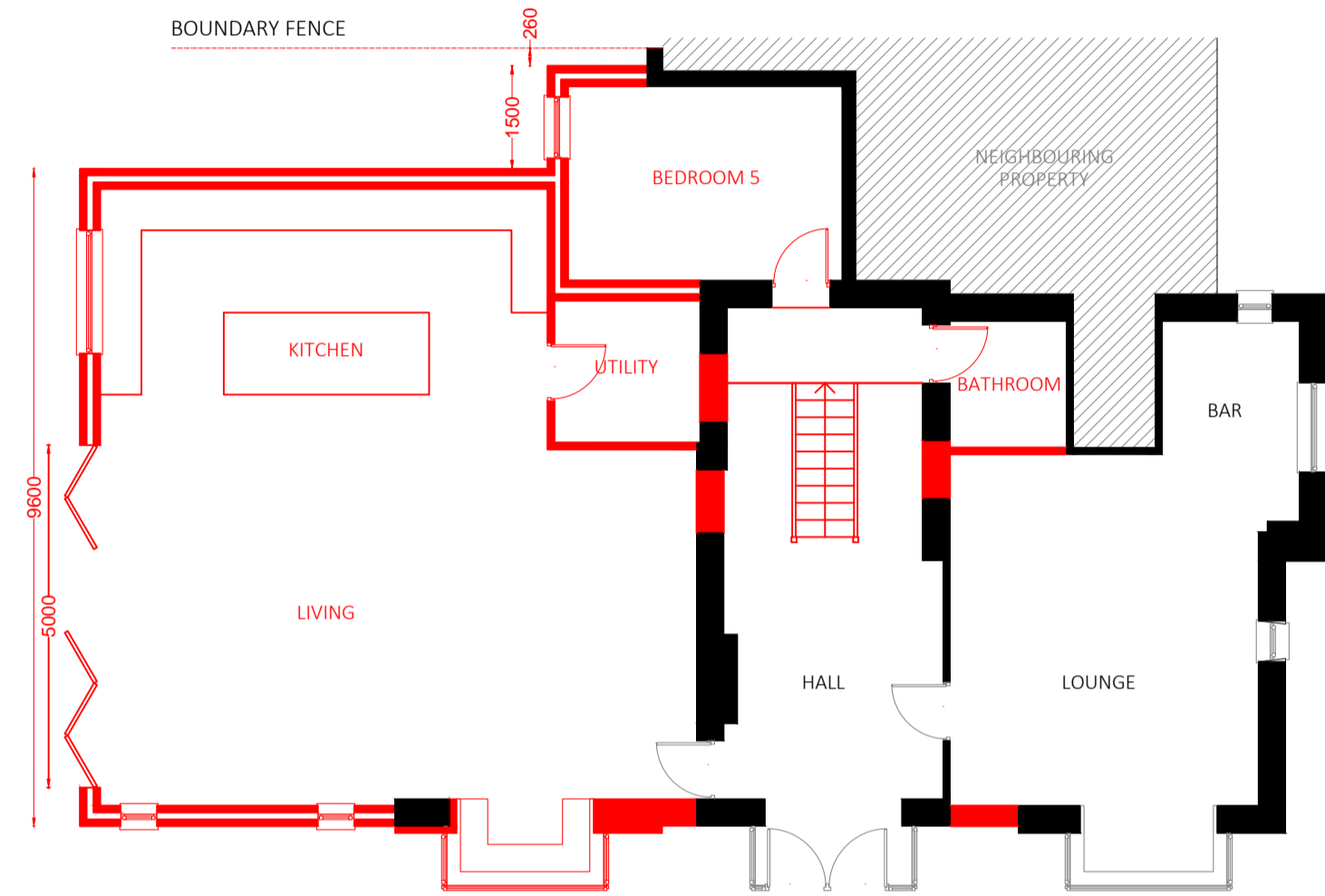
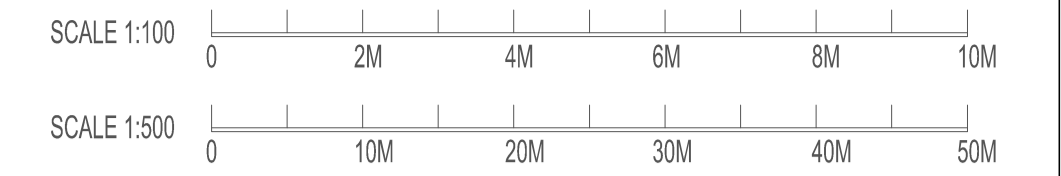
SCALE: 1:100, @A1

CHECKED BY:

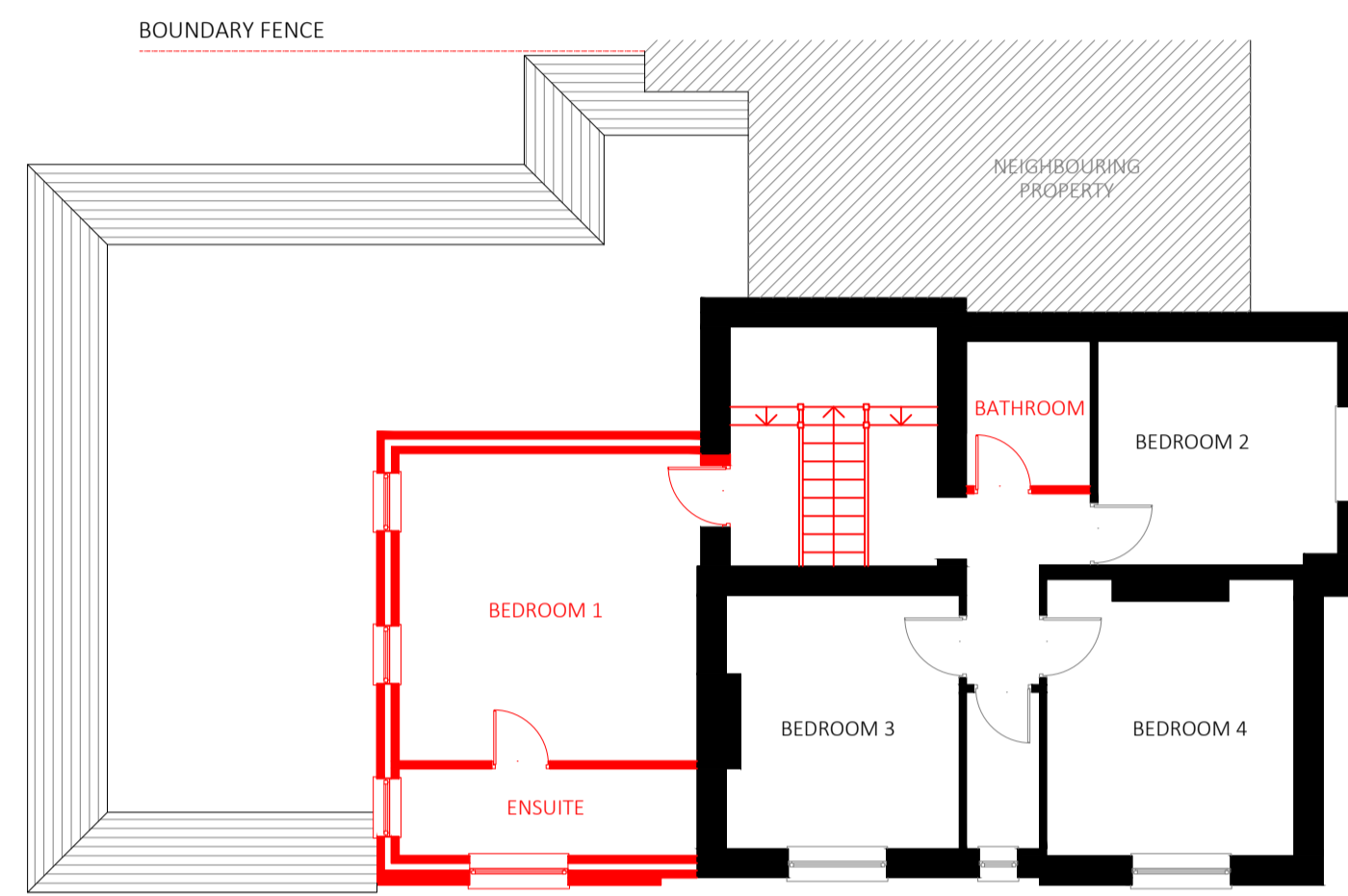
DRAWING TITLE: PLANNING

DRAWING NUMBER: KKC/SC/2021/A

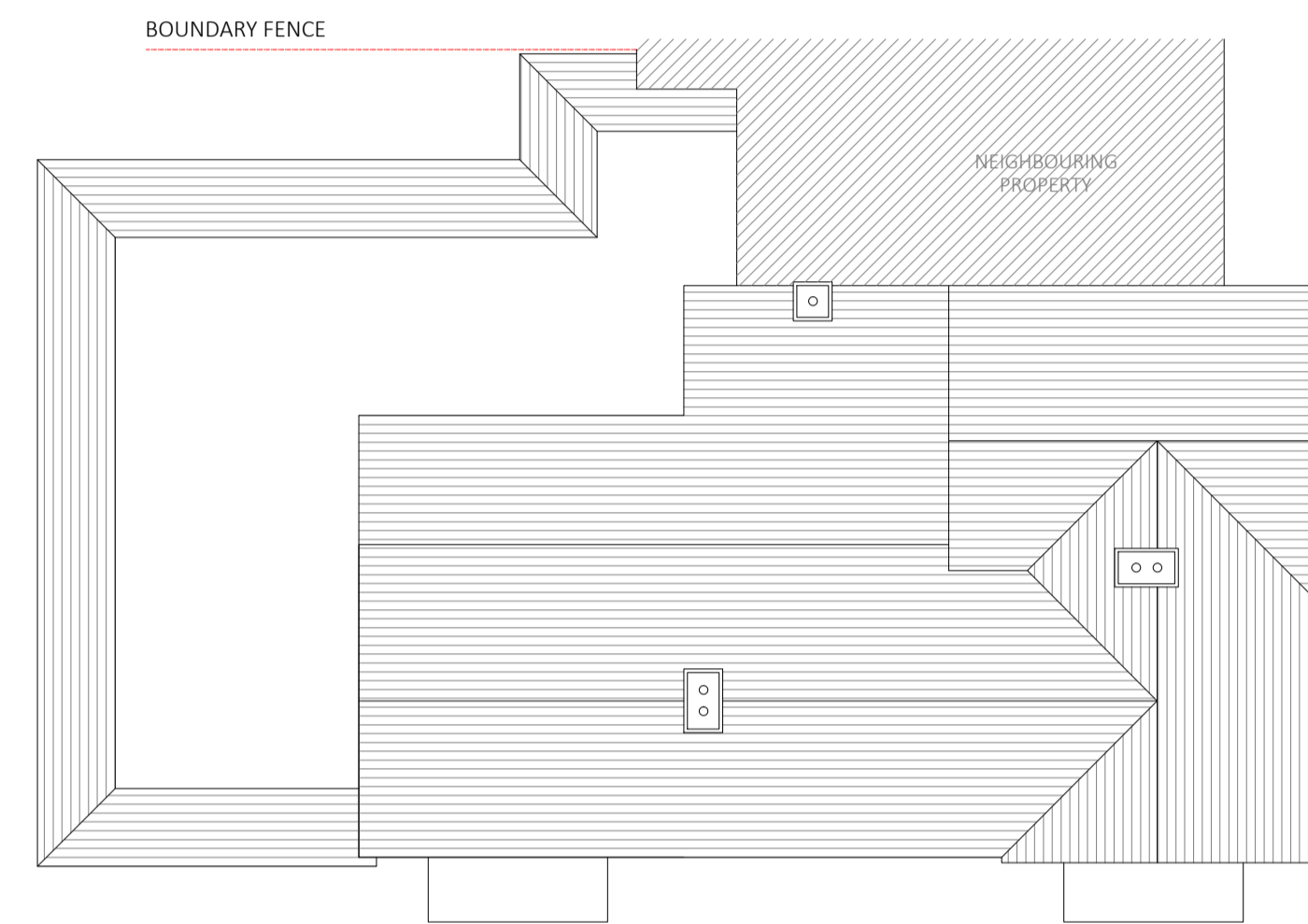




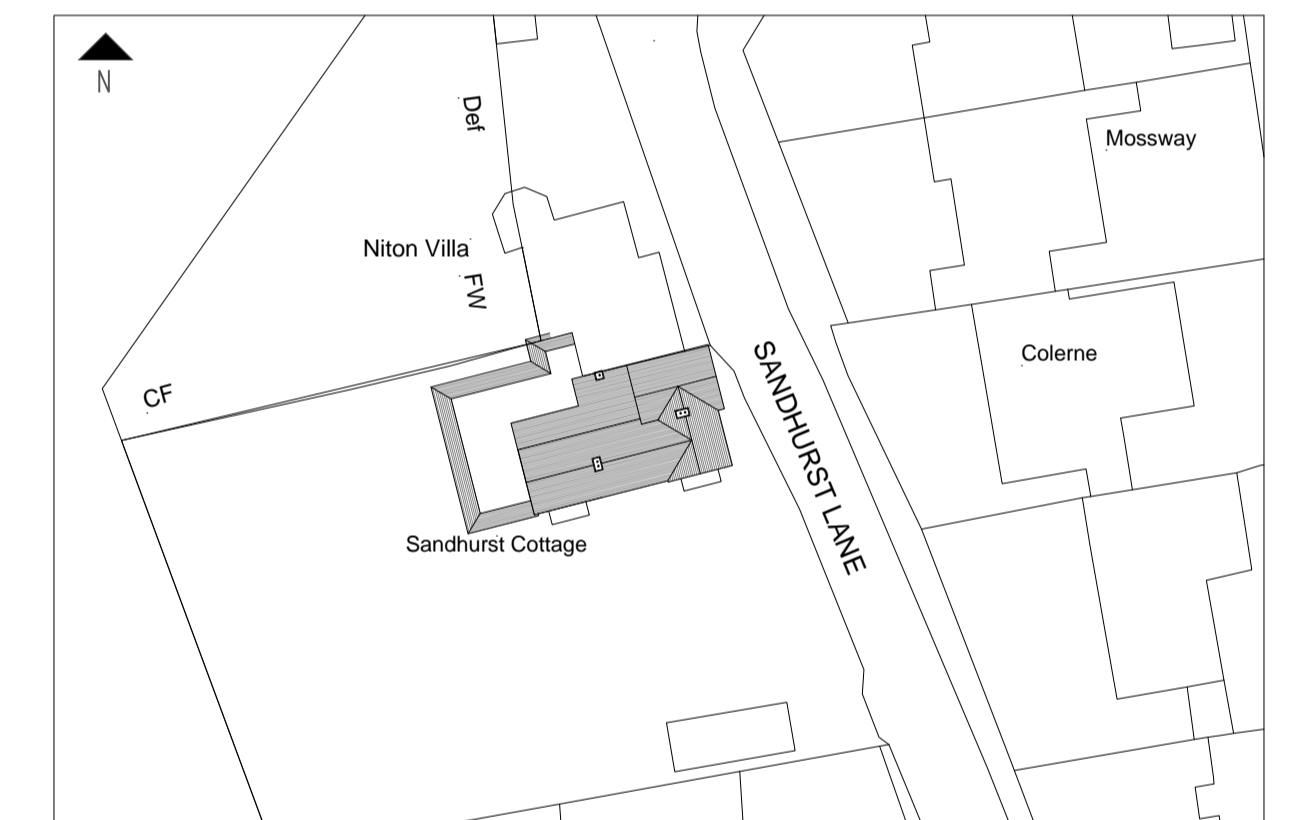
PROPOSED PLAN - FIRST FLOOR  
(SCALE 1:100)



PROPOSED PLAN - FIRST FLOOR  
(SCALE 1:100)



PROPOSED PLAN - ROOF LEVEL  
(SCALE 1:100)



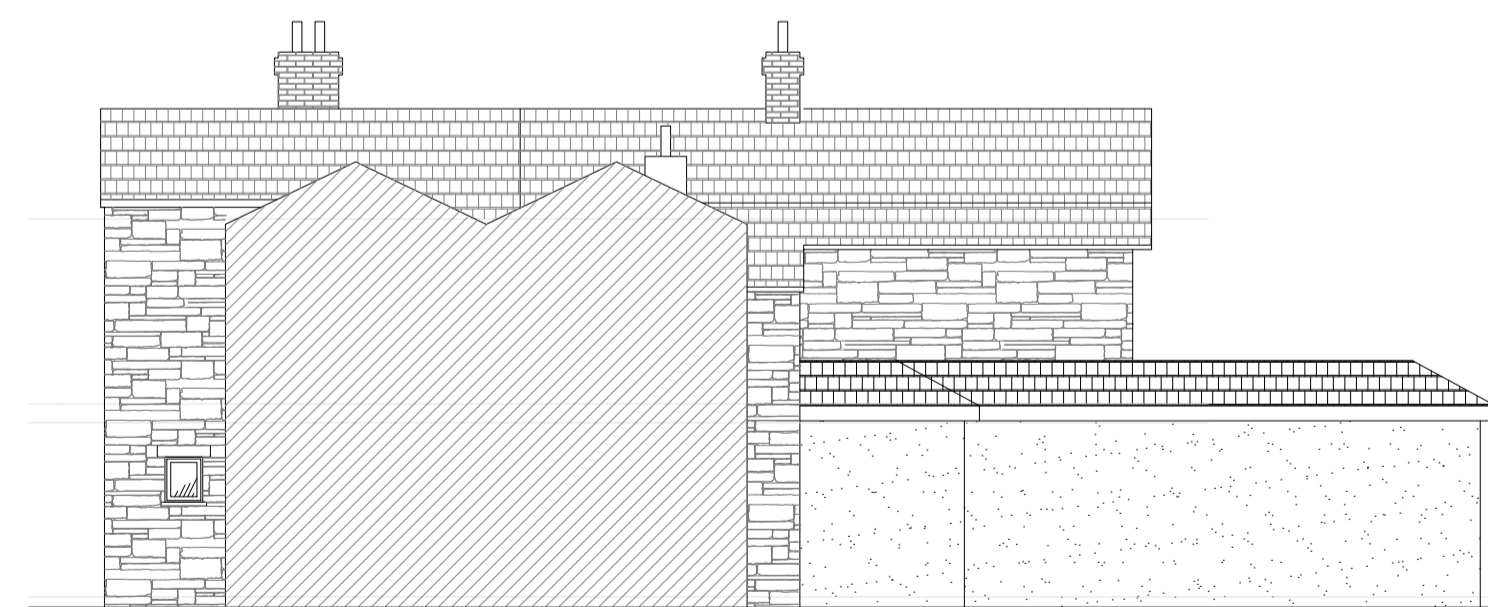
PROPOSED SITE PLAN  
(SCALE 1:500)



PROPOSED ELEVATION - FRONT  
(SCALE 1:100)



PROPOSED ELEVATION - SIDE I  
(SCALE 1:100)



PROPOSED ELEVATION - REAR  
(SCALE 1:100)



PROPOSED ELEVATION - SIDE II  
(SCALE 1:100)

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 WHITTLE PARKWAY SLOUGH BERKSHIRE SL1 6DQ

**SITE ADDRESS:**

SANDHURST COTTAGE  
 SANDHURST LANE  
 GLOUCESTER  
 GL2 9AB

**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

DATE: 07-10-2021  
 SCALE: 1:100, @ A1  
 DRAWING TITLE: PLANNING

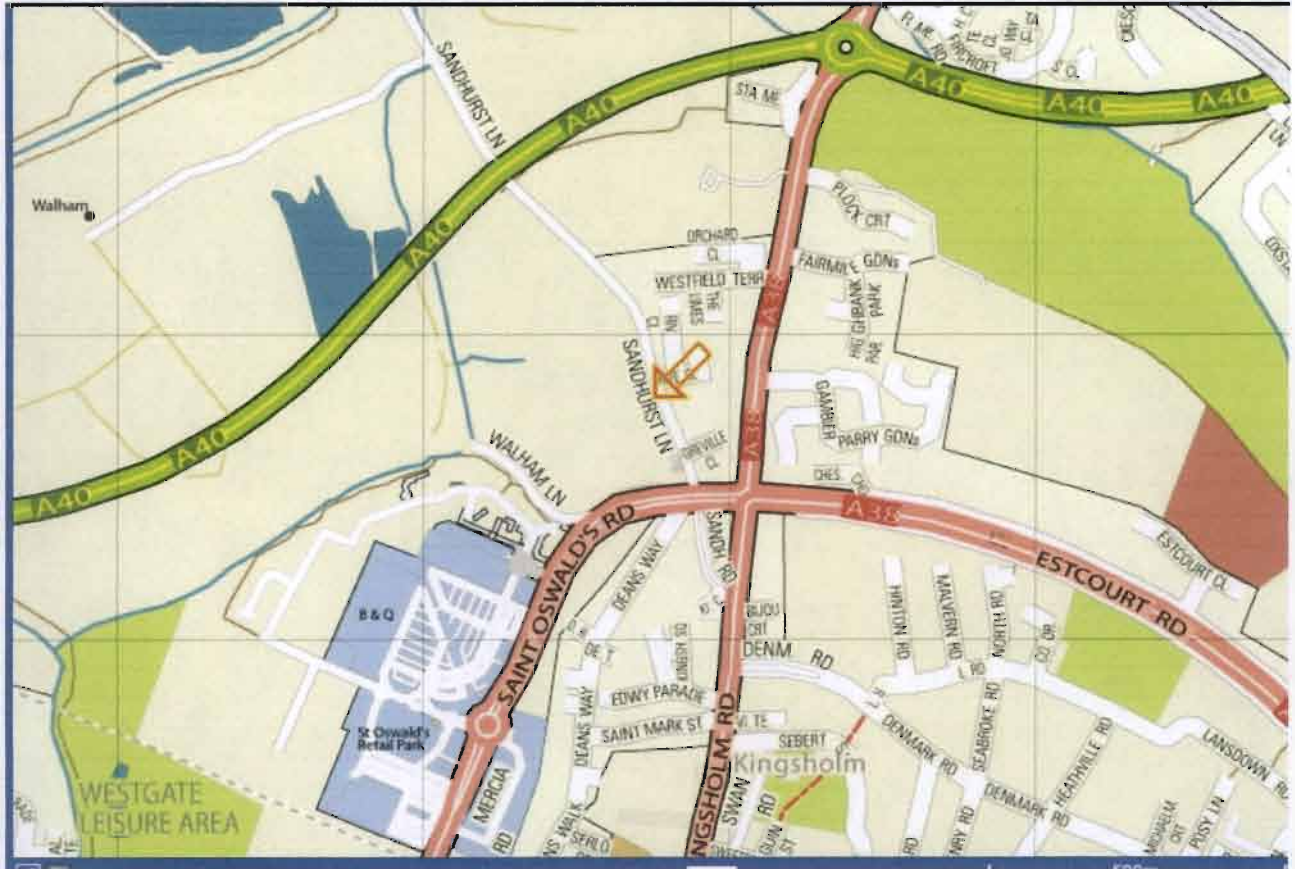
DRAWN BY: KKC  
 CHECKED BY:  
 DRAWING NUMBER: KKC/SC/2021/B

**FLOOD RISK ASSESSMENT**

Proposed Development Location:

**Sandhurst Cottage Sandhurst Lane Gloucester GL2 9AB**

**Dated : 27 November 2017**



GEOGRAPHICAL LOCATION.



## ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING

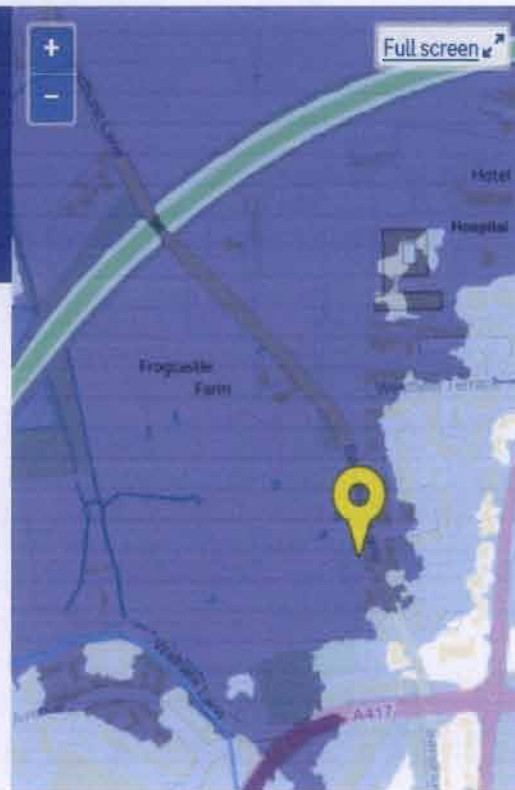
Your proposed development is in an area with a high probability of flooding

### FLOOD ZONE 3

Land and property in flood zone 3 have a high probability of flooding

[More information about flood zones](#)

- 1** You must carry out a [flood risk assessment](#) for development in flood zone 3
- 2** For some types of development in flood zone 3 you must follow the [Environment Agency's standing advice for carrying out a flood risk assessment](#)
- 3** You can also [read more about flood risk assessments for planning applications](#)



**AT HIGH RISK OF FLOODING**

**SURFACE WATER MAPPING SHOWS THE THREAT IS LOW TO VERY LOW.**

## PROPOSED MINOR EXTENSION WITH INTERNAL REFURBISHMENT AT SANDHURST COTTAGE SANDHURST LANE GLOUCESTER GL2 9AB

### FLOOD RISK ASSESSMENT/DESK TOP STUDY

This study report is compiled to accompany a planning application. Detailed plans are provided within the application. The report is compiled under criteria within the National Planning Policy Guidance (NPPG) and the Environment Agency (EA) Advisory Notes to Local Authorities.

As can be seen from the mapping above the latest EA mapping shows the site lies towards the edge of flooding from the River Severn. It is in Flood Zone 3 so it is viewed that with climate change this classification may change during the sustainable lifetime of the property.

Surface water mapping from the EA shows the property not at risk from surface water flooding. The EA mapping shows it at low risk.

As stated this is considered a minor development within NPPG. Under NPPG it states that minor developments are unlikely to cause significant flood risk unless they :

- Have an adverse effect on a watercourse, flood plain or its flood defences
- Would impede access to flood defence and management facilities, or
- Where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

None of these are relevant to this proposal.

The NPPG definition of minor development is as follows :

The minimum requirements for an FRA that is submitted to the Local Planning Authority for minor development within Flood Zone 1/3, in relation to flood risk, is defined as follows,

1. **minor non residential extensions**:: industrial/commercial/leisure etc. extensions with a footprint less than 250 m<sup>2</sup>.
2. **Alterations**:: development that does not increase the size of buildings e.g. alterations to the external appearance.
3. **householder development**: For example; sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions in the existing dwelling itself.

The new footprint for the ground floor extension is 46 sq.metres

According to the EA's advice, the minimum requirements for an FRA that is submitted to the Local Authority for Zone 3 should confirm that:



Floor levels within the proposed development will be set no lower than existing levels.

AND

Flood proofing of the proposed development has been considered by the applicant and incorporated where appropriate.

OR

Floor levels within the extension will be set 300mm above the known or modelled 1%(1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal and coastal flood level. This must be demonstrated by a plan to OS Datum/GPS showing finished floor levels relative to the known or modelled flood level.

It is considered that paragraphs 1 and 2 are appropriate for this development .

### **Flood Resilience**

It is recommended that the proposed extension be subject to these measures :

As far as possible resilience measures should be taken on the outside and inside of the extension to a height of 1 metre.

No piping running under the new build should be of metal due to the threat of corrosion.

Electrics should run down from the ceiling to sockets and switches which should be at a height of 1m

There should be a facility for an external door to be floodproof.

Non Return valves should be fitted to foul drainage.

Further advice is detailed within the Government Document “ Improving flood performance in new buildings “ a copy of which is provided with this report.

### **Drainage Strategy**

It is considered that the extra footprint of this proposal is so low to be de minimus in its contribution to the cumulative effect of development in this area . However it is recommended that in view of the small increase in impermeable area it is advised that consideration be given to provide an appropriate storm water source control device. This will be either a sealed or filtration system dependant upon advice from the LA's building Control Department.

### **Residual Risk**

The property 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



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 and infirm. 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.

Having made this recommendation it lies in an area where the EA flood warning system does give up to three days of possible flooding to the occupants which offers plenty of time for evacuation to be made in the dry.

### **Groundwater**

The area is underlain by minor aquifers but is not in a groundwater protection zone.

### **Safe Access**

This is achievable apart from times of extreme flooding.

### **Offsite Implications**

There will be none with the recommendations as made.

### **Compensation**

This is a matter which has been considered. It is only in an exceptional flood that the property would actually be effected. For the rest of the time it would not be threatened. It lies on the edge of the flood plain and the flooding experienced would be of a low level due to the geographical position of the property. It is not considered that compensation is required in this case particularly due to the minimal size of the footprint involved

### **Refurbishment**

It is noted that a bedroom is proposed on the ground floor. It lies next to a staircase to the first floor where there would be safe haven in the event of flooding. Also with the length of warning being provided it is considered that there would be more than enough time for all occupants to be evacuated in the dry.

### **Conclusion**

With the very long lead-in time to possible flooding the safety of the occupants is not at risk . There will be no offsite implications and flood risk resilience measures have been recommended to protect the fabric of the property.

notes together with the Environment Agency Advisory notes to local authorities,

Signed



David Eggleton  
Managig Director.