

#### Application for a Lawful Development Certificate for a Proposed use or development. Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991. Town and Country Planning (Development Management Procedure) (England) Order 2015

#### 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	9
Suffix	
Property name	
Address line 1	Grayling Close
Address line 2	
Address line 3	
Town/city	Gloucester
Postcode	GL4 5ED
Description of site locat	ion must be completed if postcode is not known:
Easting (x)	386443
Northing (y)	216033
Description	

#### 2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Burke
Company name	
Address line 1	9, Grayling Close
Address line 2	
Address line 3	
Town/city	Gloucester

21	1nnl	licant	Details	

2. Applicant Details				
Country				
Postcode	GL4 5ED			
Are you an agent acting	g on behalf of the applicant?			
Primary number				
Secondary number				
Fax number				
Email address				

🖲 Yes 🛛 🔾 No

#### 3. Agent Details

Title	
First name	Briony
Surname	Church
Company name	Homeplan Drafting Services
Address line 1	28 Jasmine Close
Address line 2	Abbeydale
Address line 3	
Town/city	Gloucester
Country	
Postcode	GL4 5FJ
Primary number	
Secondary number	
Fax number	
Email	

#### 4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Construction of single storey rear extension, no new access/hard standing or layout		
Does the proposal consist of, or include, a change of use of the land or building(s)?	Q Yes	No
Has the proposal been started?	Q Yes	No

#### 5. Grounds for Application

Information	about	the	existing	use(s)
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🖲 Yes 🛛 🔾 No

#### 5. Grounds for Application

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The site has not had any previous extensions In a area in which permitted development is per	mitted.				
	Please list the supporting documentary evidence (such as a planning permission) which accompanies this application				
9GC-A-LB-001 Existing 9GC-A-LB-002a Proposed 9GC-A-LB-003a Existing and Proposed Site					
Select the use class that relates to the existing or last use. Please note that 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. See help for more details on Use Classes.	C3 - Dwellinghouses				
Information about the proposed use(s)					
Select the use class that relates to the proposed use. Please note that 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. See help for more details on Use Classes.	C3 - Dwellinghouses				
Is the proposed operation or use		Permanent			
Why do you consider that a Lawful Developmen	t Certificate should be granted for this proposal?				
Under 4m and single storey therefore falls unde	r permitted development for detached property				
6. Site Visit					
Can the site be seen from a public road, public t	ootpath, 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					
7 Des semiliantian Adulta					
7. Pre-application Advice	a the least outbority shout this and is a first of a				
7. Pre-application Advice Has assistance or prior advice been sought from	n the local authority about this application?	© Yes ⊛ No			
Has assistance or prior advice been sought from	n the local authority about this application?	⊙Yes ⊚No			
		⊙ Yes ⊛ No			
Has assistance or prior advice been sought from 8. Authority Employee/Member With respect to the Authority, is the applicant (a) a member of staff (b) an elected member (c) related to a member of staff	t and/or agent one of the following:	○ Yes ● No			
Has assistance or prior advice been sought from 8. Authority Employee/Member With respect to the Authority, is the applicant (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 th For the purposes of this question, "related to" m	t and/or agent one of the following:				
Has assistance or prior advice been sought from 8. Authority Employee/Member With respect to the Authority, is the applicant (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 the For the purposes of this question, "related to" m informed observer, having considered the facts,	t and/or agent one of the following: at the process is open and transparent. eans related, by birth or otherwise, closely enough that a fair-minded and				

#### 9. Interest in the Land

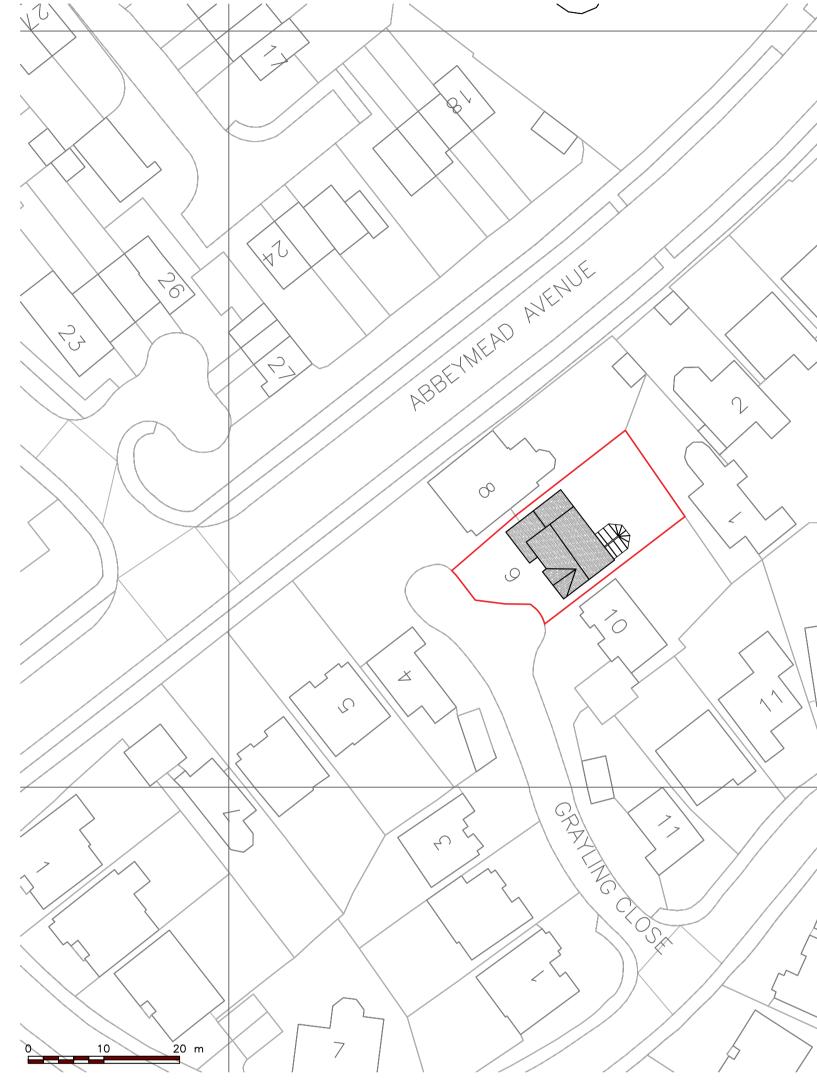
Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

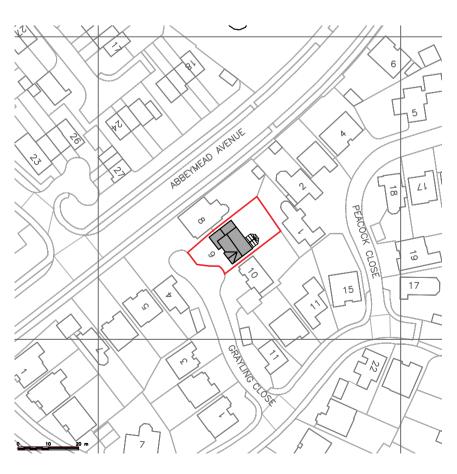
#### 10. Declaration

I/we hereby apply for a Lawful Development Certificate 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.

# FOR PLANNING ONLY

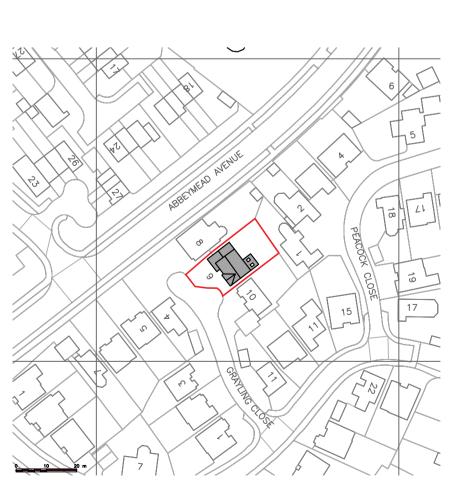


AS EXISTING BLOCK PLAN - 1:500



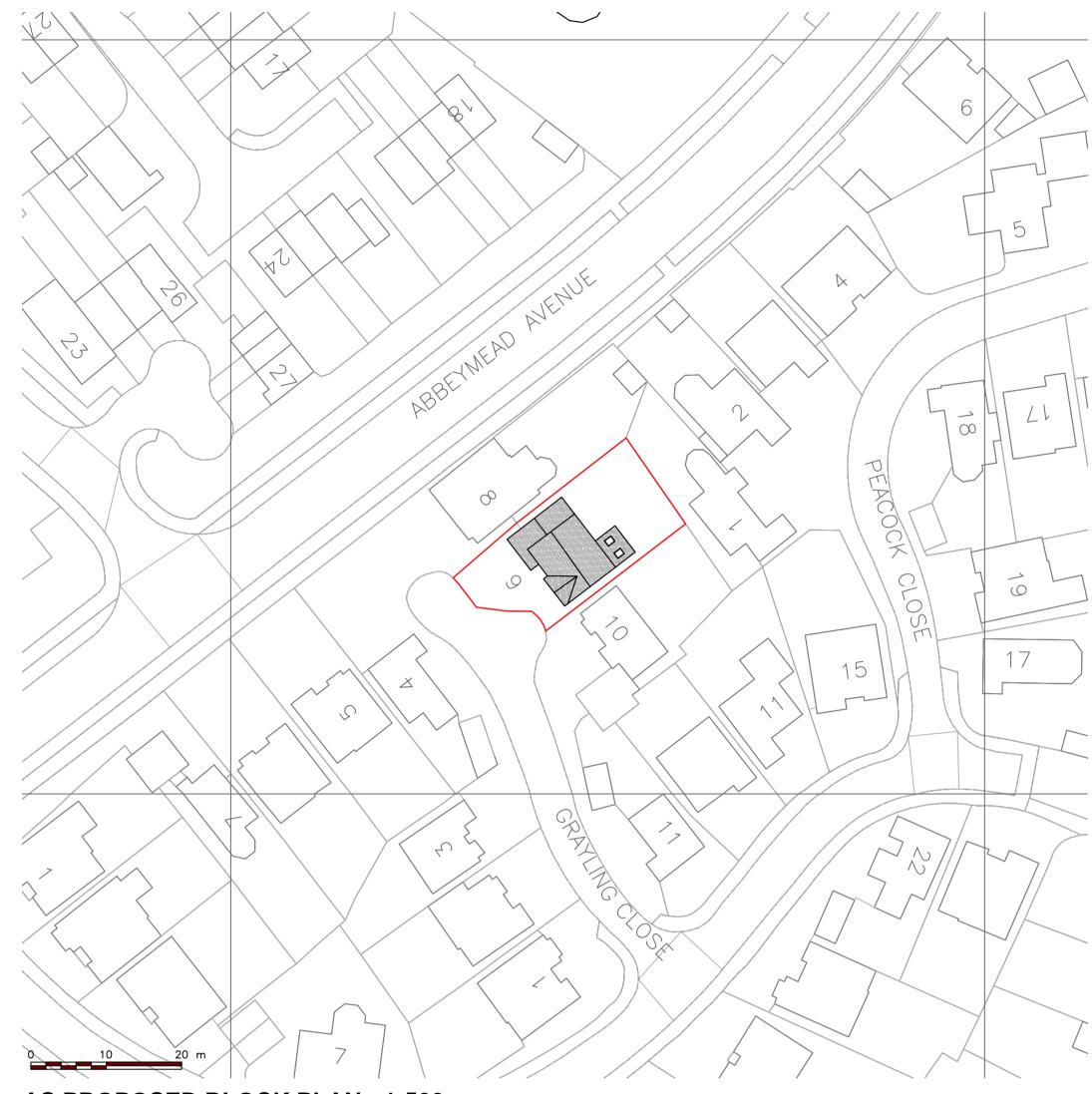
AS EXISTING SITE PLAN - 1:1250

## AS PROPOSED SITE PLAN - 1:1250









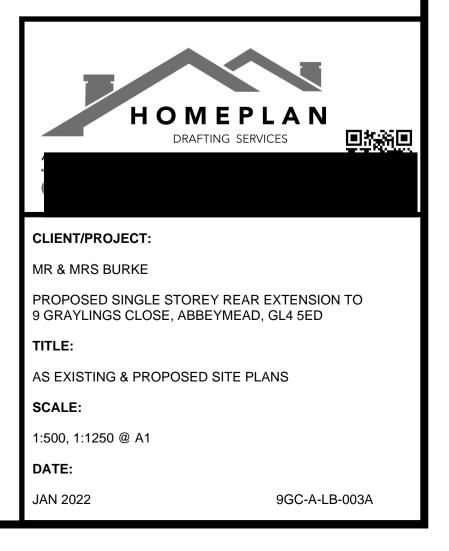
NOTES 1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)

2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS

3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS

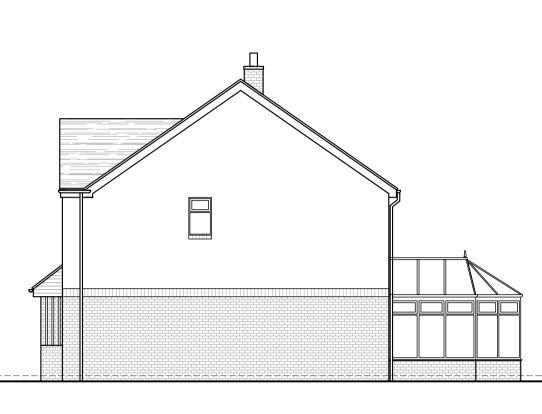
4) ALL WORKS TO BE CARRIED OUT UNDER ALOCAL AUTHORITY BUILDING NOTICE ALL BUILD NOTES ARE GIVEN BASED ON STANDARD BUILDING REGULATIONS DETAILS

AND MAY VARY, CONSTRUCTION METHODS MAY VARY ACCORDING TO BUILDERS PREFERENCE AND BUILDING CONTROL OFFICER REQUIREMENTS. THESE DRAWINGS ARE PRODUCED FOR PLANNING ONLY.



# FOR PLANNING ONLY



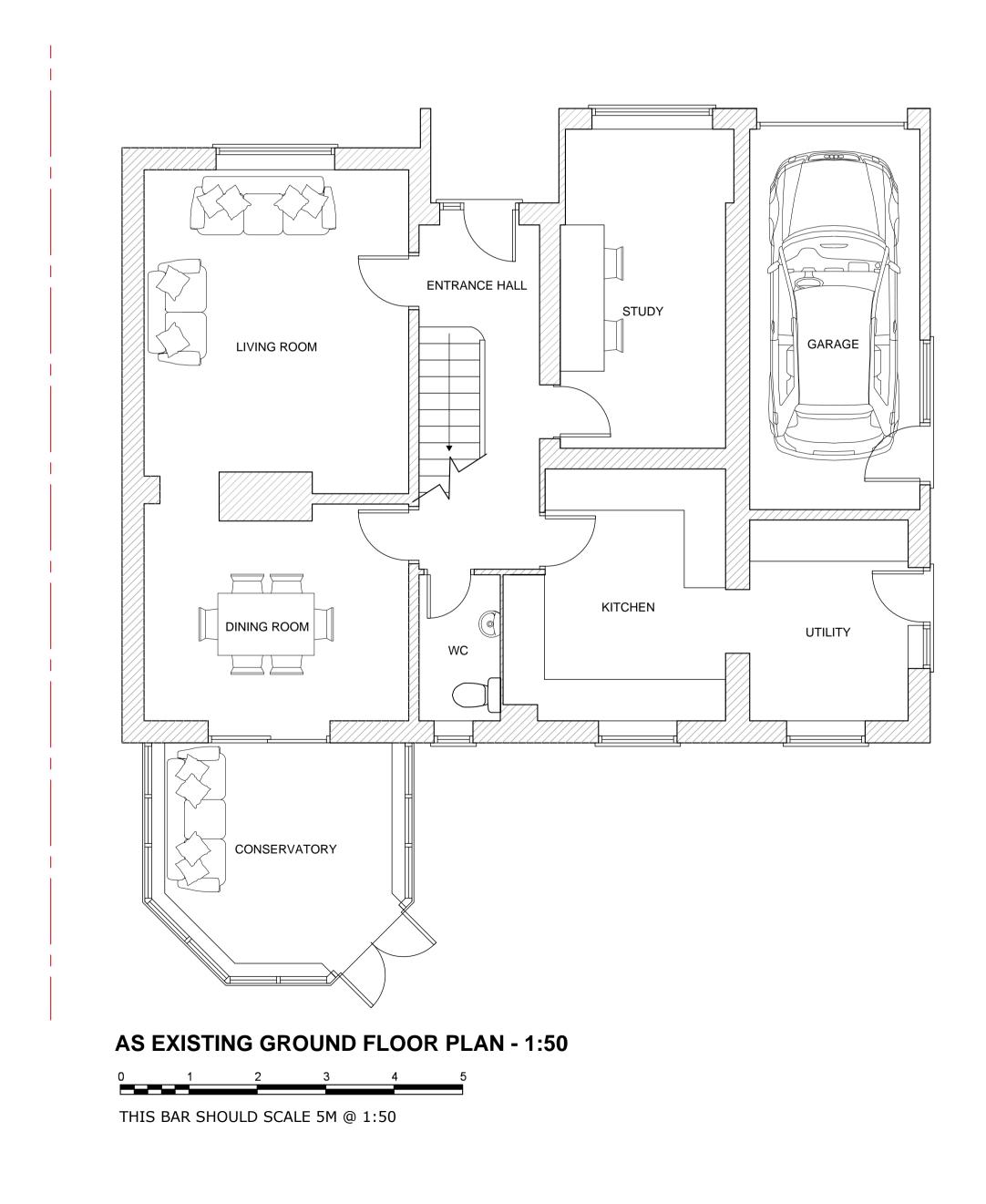


**AS EXISTING FRONT ELEVATION - 1:100** 



THIS BAR SHOULD SCALE 5M @ 1:100

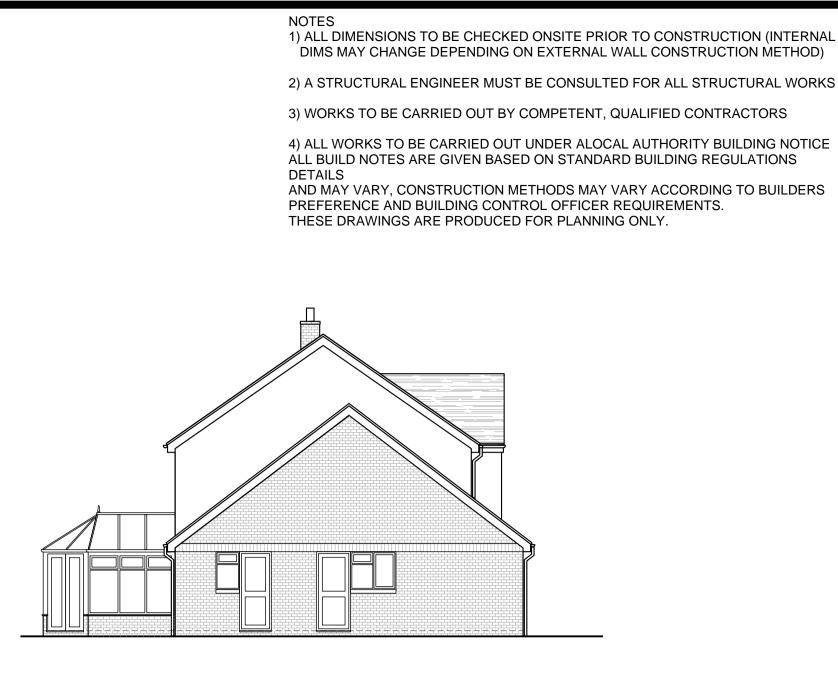
0 1 2 3 4 5

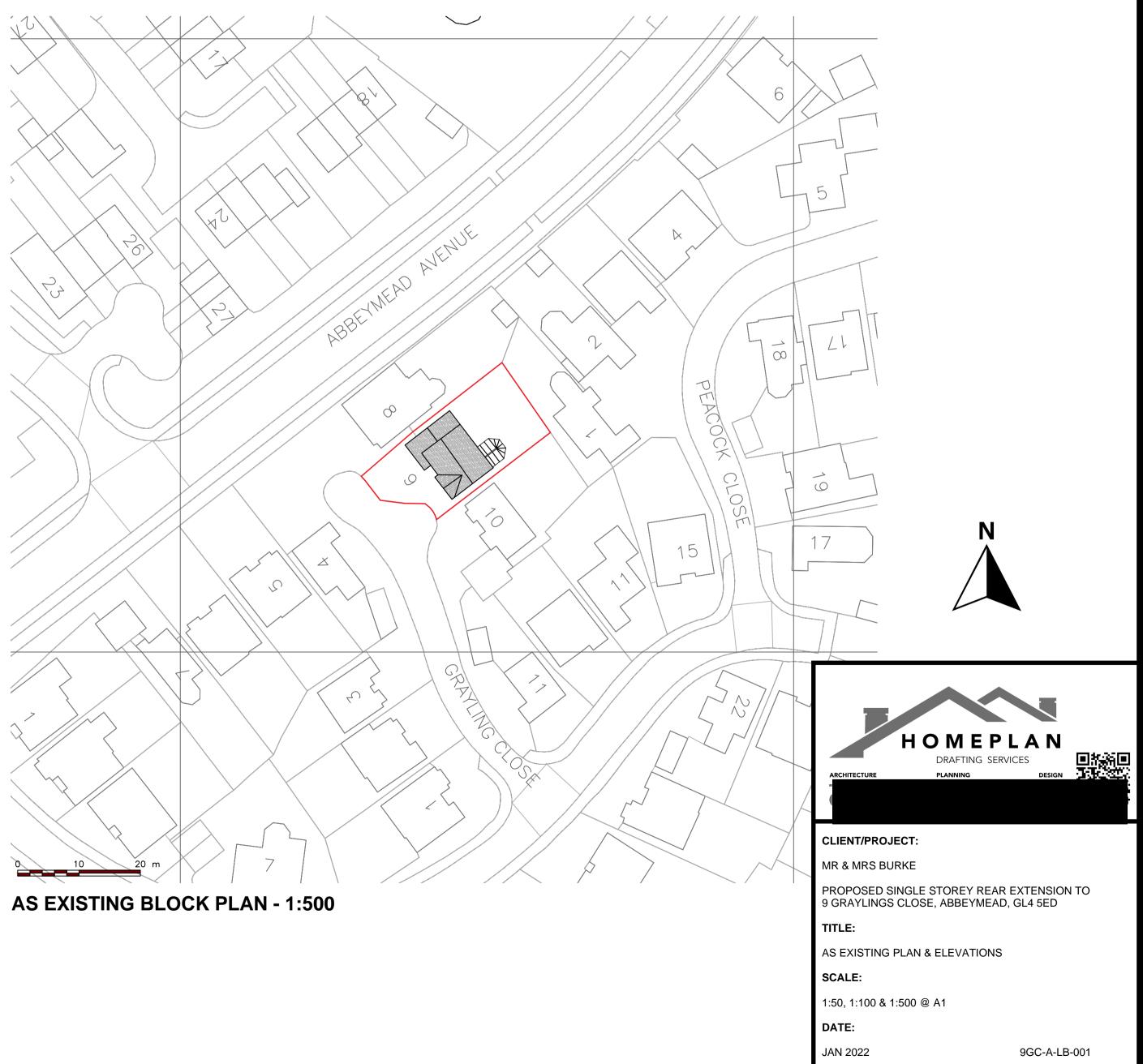


AS EXISTING SIDE ELEVATION - 1:100



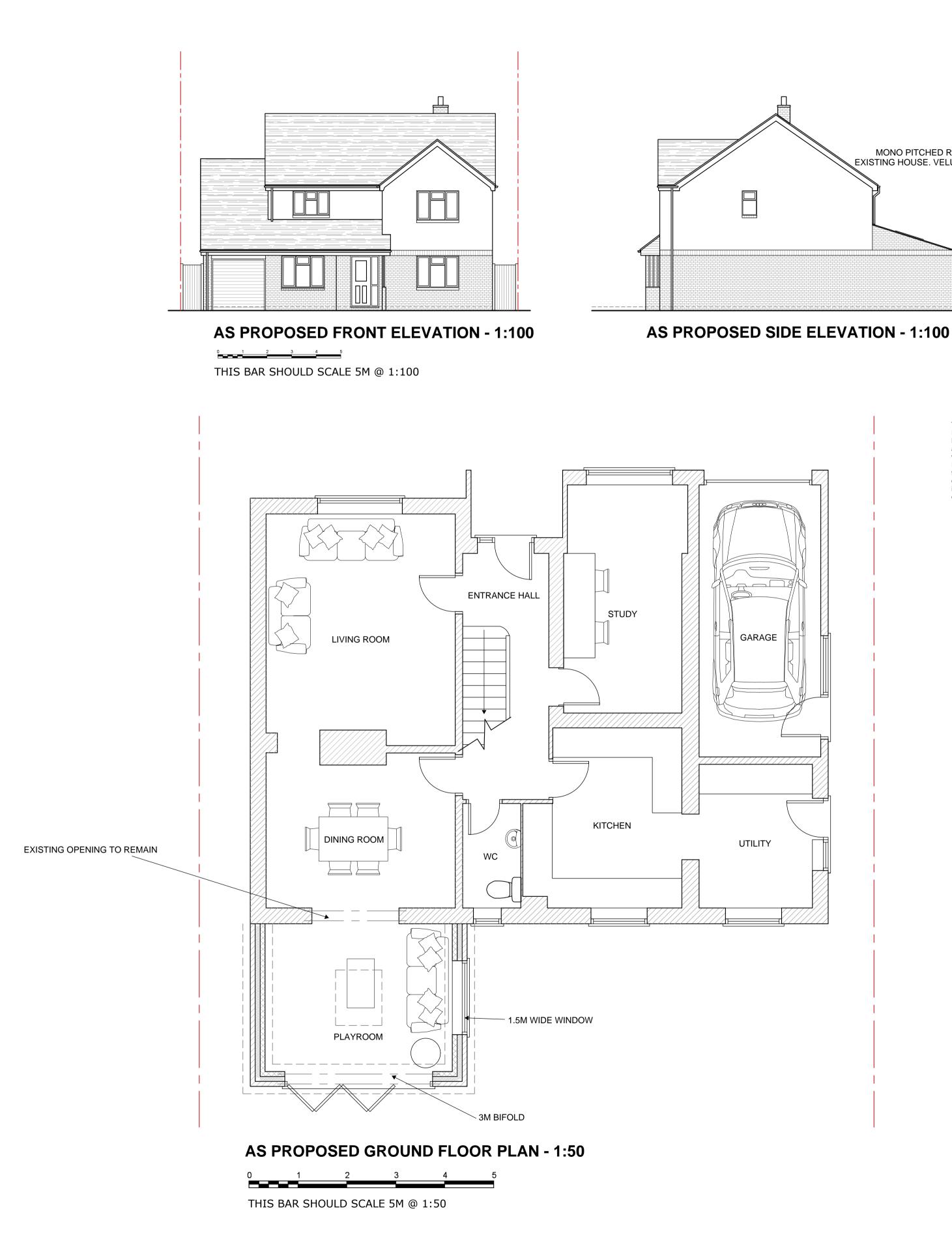






AS EXISTING END ELEVATION - 1:100

# FOR PLANNING ONLY



## foundation. Concrete mix to co BS EN 206-1 and BS 8500-2 100mm thick concrete s

### TRENCH FOUNDATION

BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill

Where new pipework passes through external walls form rocker joints either side wall face of

Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40

fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives).

Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material.

Provide rodding access at all changes of direction and junctions. All below ground drainage to

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS

8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be

laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light

Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete

Where existing suspended timber floor air bricks are covered by new extension, ensure

to have bolt down double sealed covers in buildings and be adequate for vehicle loads in

at base of cavity wall (150mm below damp course) laid to fall to weepholes.

max length 600mm with flexible joints with short length of pipe bedded in wall.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads

the Building Control Officer. TRENCH FOUNDATION Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and

EXISTING STRUCTURE are to be exposed and checked for adequacy prior to commencement of work and as required by

WALLS BELOW GROUND

PIPEWORK THROUGH WALLS

UNDERGROUND FOUL DRAINAGE

comply with BS EN 1401-1: 2009.

SOLID FLOOR INSULATION OVER SLAB

To meet min U value required of 0.22 W/m<sup>2</sup>K

insulated over slab and DPM with min 75mm thick Celotex GA4000.

INSPECTION CHAMBERS

drivewavs.

mesh reinforcement.

tray over.

cover over length of drain.

compressible sealant to prevent entry of fill or vermin.

MONO PITCHED ROOF TO MATCH EXISTING HOUSE. VELUX 940mm X 1180mm

1200g damp proof membra

### FULL FILL CAVITY WALL To achieve minimum U Value of 0.28W/m<sup>2</sup>K

New cavity wall to comprise of 105mm facing brick to match existing. Full fill the cavity with 85mm Dritherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16, (Aircrete, Celcon solar, Topblock toplite standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

**AS PROPOSED REAR ELEVATION - 1:100** 

WALL TIES All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN

845-1: 2003

CAVITIES Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

### LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm<sup>2</sup> and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufactures standard tables. Stop

#### LINTEL AND CAVITY TRAY

ends, DPC trays and weep holes to be provided above all externally located lintels.

103mm facing brick		100mm blockwork
Polyurethane foam insulation -	— <u>[#</u>	Tooliilli olockwolk
		Fullfill insulation
Weep holes (min 2 per lintel at 450mm centres)		
		Cavity tray with stop ends
Joint filled with polyethylene foam and sealant pointing		Lintel to have a nominal
		150mm bearing at each end
Ensure masonry overhang does not exceed 25mm		Ensure lintel is fully bedded on
		bricklaying mortar
Lintel drip to project forward of the frame		

#### LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

#### NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m<sup>2</sup>K. The door and window openings should be limited to 25% of the extension floor area plus the area of

any existing openings covered by the extension.

#### NEW AND REPLACEMENT DOORS New and replacement doors to achieve a U-Value of 1.80W/m<sup>2</sup>K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

#### SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

#### ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

### HEATING

Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

#### UNVENTED PITCHED ROOF Pitch 17-45°

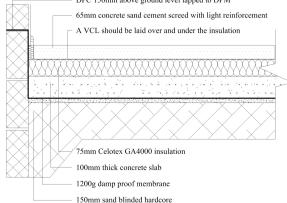
To achieve U-value 0.18 W/m<sup>2</sup>K Timber roof structures to be designed by an Engineer in accordance with NHBC Technical

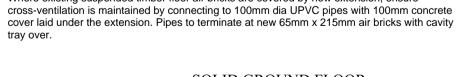
Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable sarking felt to relevant BBA Certificate. Supported on 47 x 195mm grade C24 rafters at max 400mm centres span to engineer's details. Rafters supported on 100 x 50mm treated sw wall plates. Allow min 20mm air space to allow for drape of breathable felt. Insulation to be 150mm Kingspan Kooltherm between rafters & Kingspan insulated dry-lining board comprising 12.5mm plasterboard and 25mm of insulation under rafters. 5mm skim coat of finishing plaster to the underside of all ceilings. Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer).

100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres. THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN

FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

## SOLID GROUND FLOOR DPC 150mm above ground level lapped to DPM





NOTES

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**AS PROPOSED END ELEVATION - 1:100** 

