

## 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

3 Bedroom residential dwelling with attached garage

## Applicant Details

### Name/Company

Title

mr

First name

Richard

Surname

Garland

Company Name

### Address

Address line 1

4 Innsworth Lane

Address line 2

Address line 3

Town/City

Gloucester

County

Country

United Kingdom

Postcode

GL2 0DA

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Site Area

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

31.50

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

The existing attached garage was erected c.1982 (44/28092/HIST) (existing drawings attached but I do not have access to the original application drawings due to being pre-digitisation).

The condition of this garage is now such that it requires demolishing & re-building due to general degradation of the structure and its foundations. At the same time as the re-build, the proposal is to convert the garage to living accommodation (Living Room). The floor area of the proposed re-build will not be greater than the existing garage and it will be in the same location. The eaves and ridge height being proposed are well within normal planning limitations (see drawing). So, the proposal does not increase or relocate the area of structure in any way. The proposal also allows for the environmental performance of this aspect of the building to be brought up to latest Building Regs. Existing parking at the property can already accommodate up to 6 cars so the capacity for parking at the property is not affected by this proposal. Given that the dwelling is only a 3-bed house, the parking capacity remains unaffected and excellent.

The proposal includes some additional windows that do not compromise the privacy of any adjacent domestic properties. It also includes some additional roof lights (Velux style) to take advantage of the south elevation of the roof.

The position of the property is not a conventional position in relation to the main road (Innsworth Lane) and is therefore set well back from the highway when compared to the remainder of the homes on the road.

There is no negative impact resulting from this proposal.

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

The project proposal relates to an existing residential garage attached to a residential dwelling (4 Innsworth Lane). The garage is not used for vehicle storage purposes and is generally used for additional general storage in relation to the domestic occupation of the residence. The house is occupied by the applicant and his wife who are both classed as disabled and is intended to support their general quality of living and use of the dwelling house.

The original part of the house on the western elevation (making up approx 2/3 of the building) was built in the mid 19th Century. The remaining portion of the dwelling was constructed as an extension in c.1982 along with the attached garage which was also erected c.1982 (44/28092/HIST) (existing drawings attached but I do not have access to the original application drawings due to being pre-digitisation).

The condition of this garage is now such that it requires demolishing & re-building due to general degradation of the structure and its foundations. At the same time as the re-build, the proposal is to convert the garage to living accommodation (Living Room).

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:**

Roof

**Existing materials and finishes:**

Standard timber truss with standard, dark grey concrete tiles to match main house. Rainwater goods in black uPVC

**Proposed materials and finishes:**

Standard timber truss with standard, dark grey concrete tiles to match main house. Rainwater goods in black uPVC. Additional velux windows as shown in drawings to take advantage of light from southern elevation

**Type:**

Doors

**Existing materials and finishes:**

Personnel door is of white uPVC construction to an unknown standard and fitted with a half glass panel on the upper section The garage vehicular door is of a fibreglass construction and opens manually.

**Proposed materials and finishes:**

Single rear door (northern elevation) will be of a composite structure for the purposes of security and will be coloured black to match the other external access door to the main dwelling.

**Type:**

Walls

**Existing materials and finishes:**

Concrete block standard construction with sand/cement render, painted white. Wall cavity does not conform to current building regulations and aspects of the structure are showing their age and beginning to fail. Current EPC rating is E

**Proposed materials and finishes:**

Concrete block standard construction with sand/cement render, painted white. Constructed to current Building Regs to achieve EPC B

**Type:**

Windows

**Existing materials and finishes:**

White uPVC with double glazing of unknown standard

**Proposed materials and finishes:**

White uPVC double glazing to latest Building Regs

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

## 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:

Cycle spaces

### Existing number of spaces:

2

### Total proposed (including spaces retained):

2

### Difference in spaces:

0

### Vehicle Type:

Cars

### Existing number of spaces:

6

### Total proposed (including spaces retained):

6

### Difference in spaces:

0

## 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

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

## Employment



Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

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

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

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

First Name

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

Surname

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

Reference

22/01134/LAW

Date (must be pre-application submission)

19/01/2023

Details of the pre-application advice received

The application for this proposal was previously submitted as a Lawful Development Householder application (22/01134/LAW). The application was rejected after extended discussion and was a result of the PD regulations not supporting the position of the proposal in relation to the highway. It was deemed that the proximity of the proposed structure was too close to the highway when Permitted Development case law was taken into account even though the proposal is to construct the new building in exactly the same position and that it is further away from the highway than almost every other dwelling along Innsworth Lane and, indeed, most other dwellings in the locality.

So, advice given by Amy Robins was that the application had also been discussed by Planning Officers in the context of its likely success as a Full Planning application. It was determined that, due to differing legislation, the probability of a successful application existed and I was advised to resubmit the same application details as a Full Planning application. This change in application type would consider the application in a different context and would not consider the same legislative constraints in its determination.

Copies of communications regarding this matter are available alongside the Decision Notice for the Lawful Development application but the application portal does not permit the uploading of emails as supporting documents so all correspondence can be obtained directly via Amy Robins or upon request from the applicant.

The details of this application are exactly the same as 22/01134/LAW so the discussions and consideration that has already been undertaken by the Planning Team remains valid and will hopefully enable a decision to be made favourably.

## 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

## 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes  
 No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or  
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

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

**House name:**

**Number:**

4

**Suffix:**

**Address line 1:**

Innsworth Lane

**Address Line 2:**

**Town/City:**

Gloucester

**Postcode:**

GL2 0DA

**Date notice served (DD/MM/YYYY):**

24/10/2022

**Person Family Name:**

Person Role

- The Applicant  
 The Agent

Title

mr

First Name

Richard

Surname

Garland

Declaration Date

20/01/2023

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.

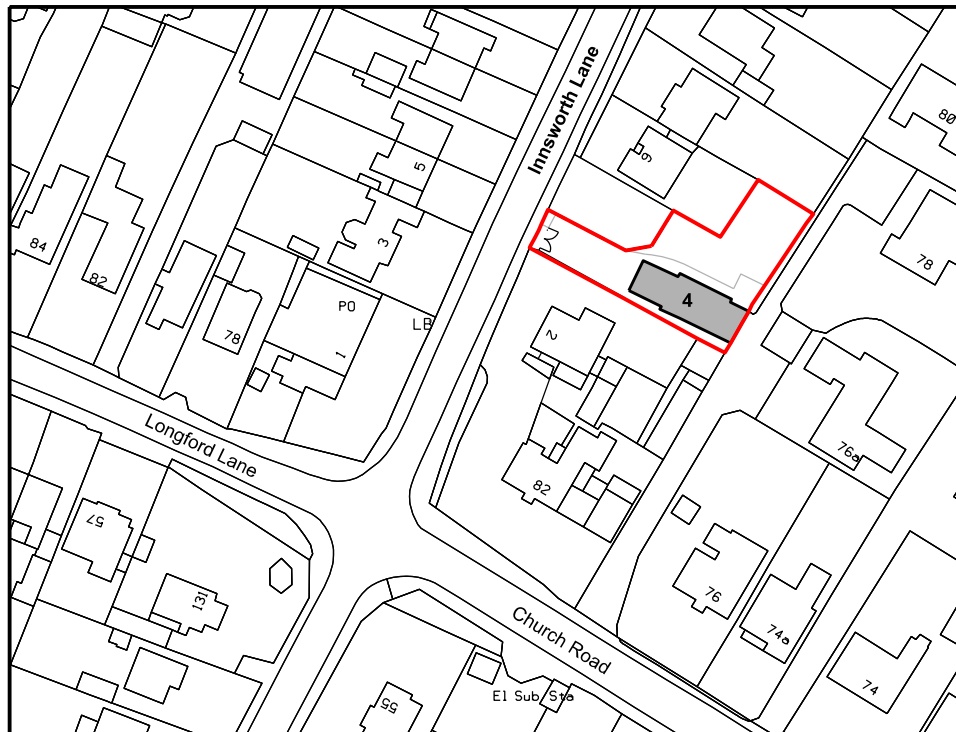
I / We agree to the outlined declaration

Signed

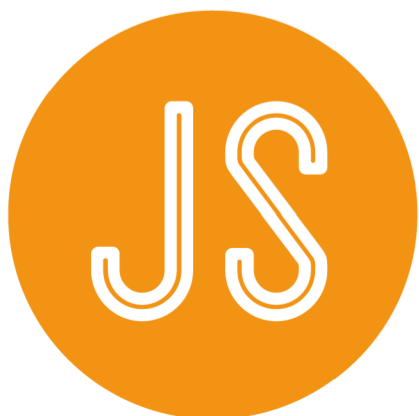
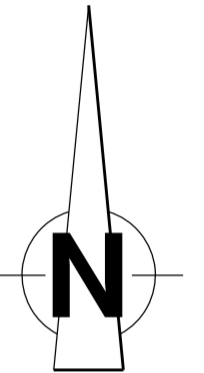
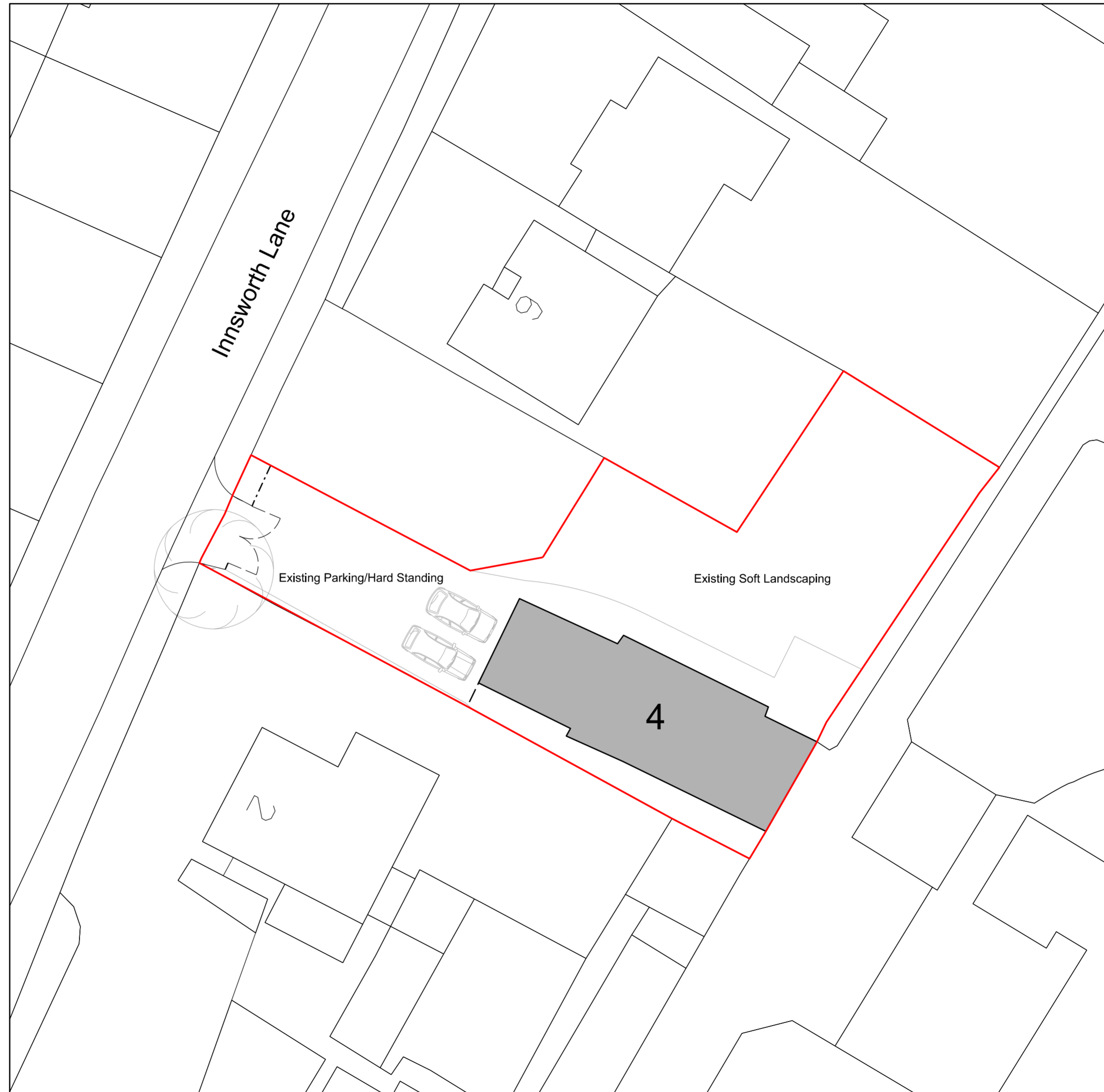
Richard Garland

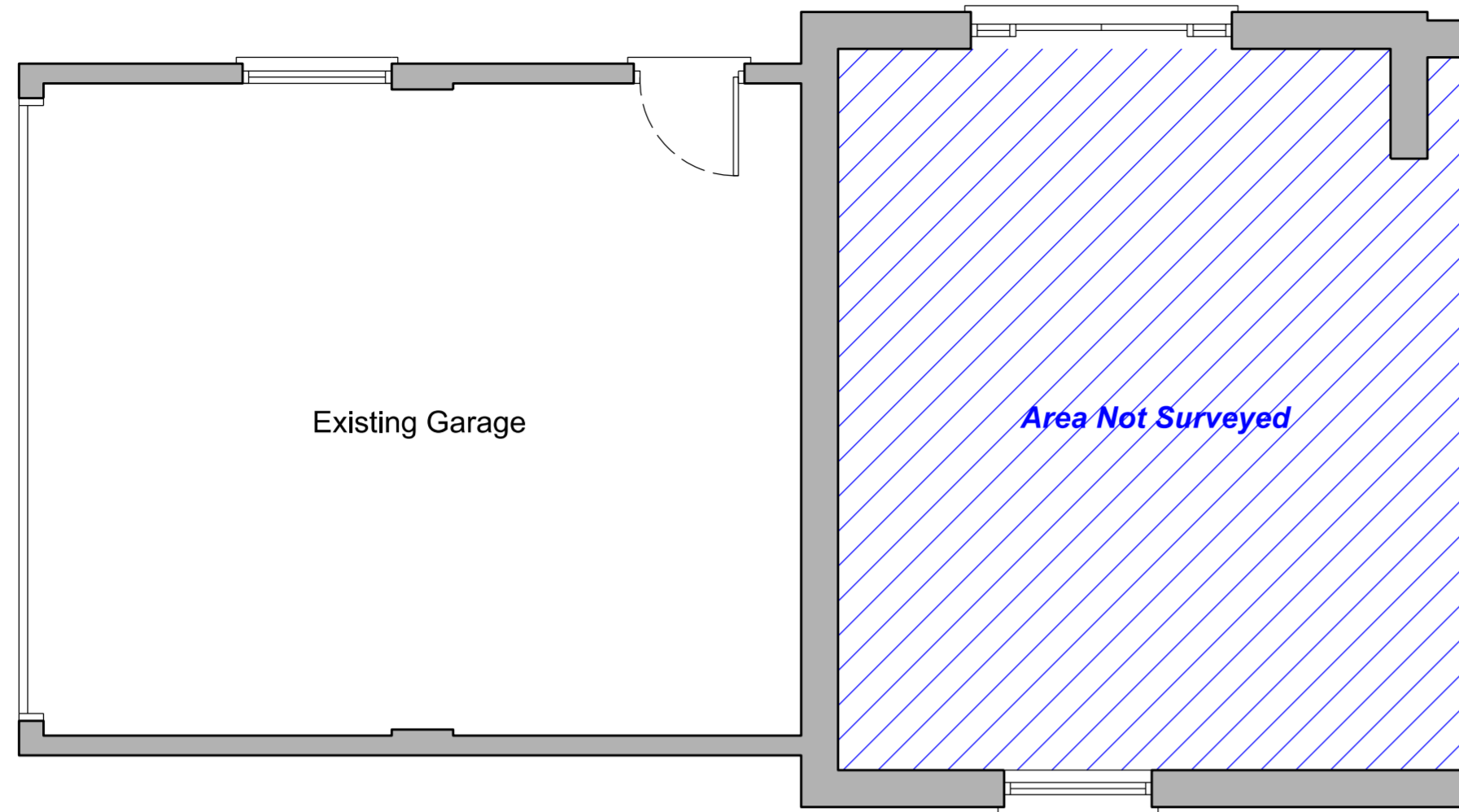
Date

20/01/2023

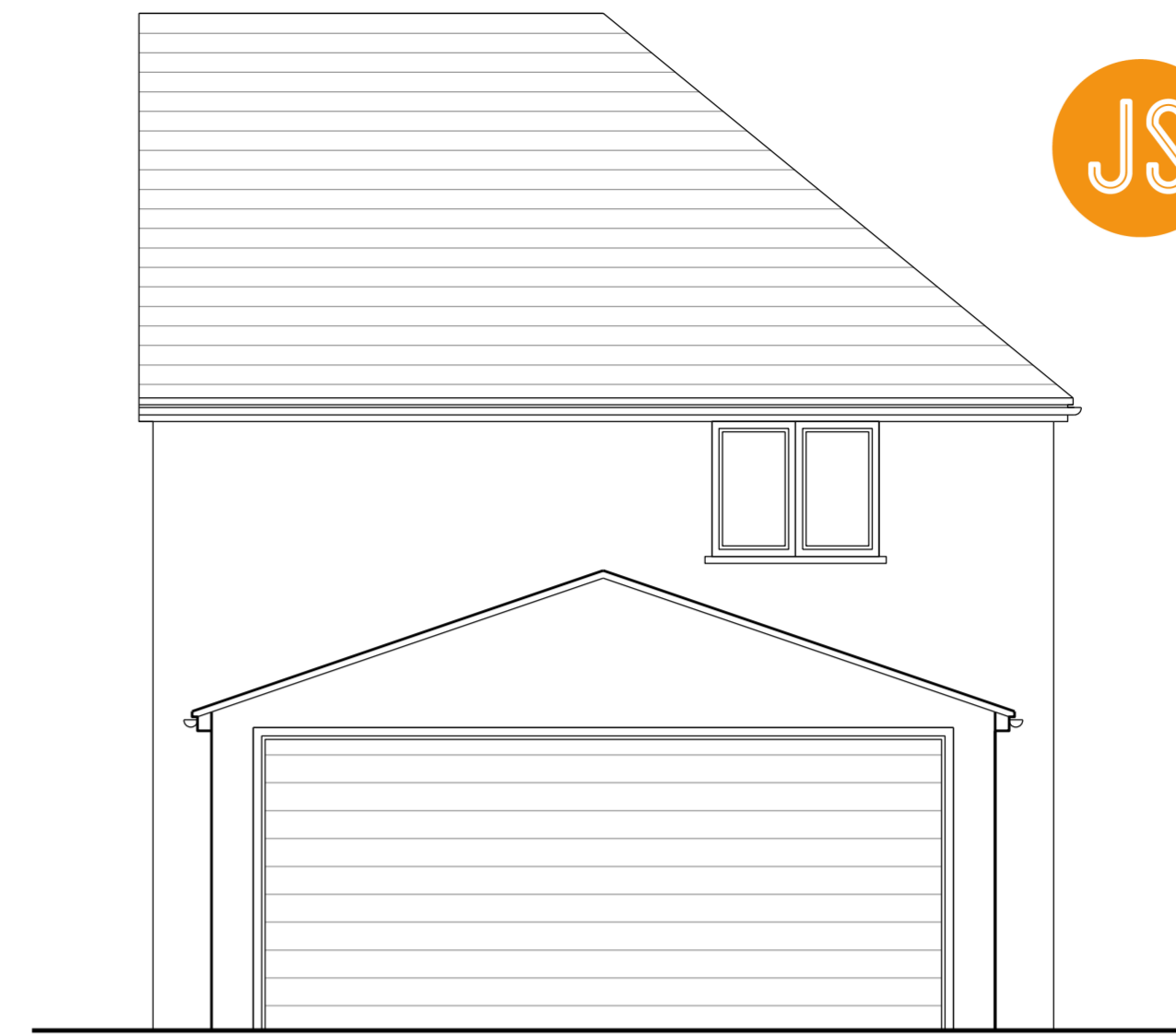


Subject to correct printing. See top left.

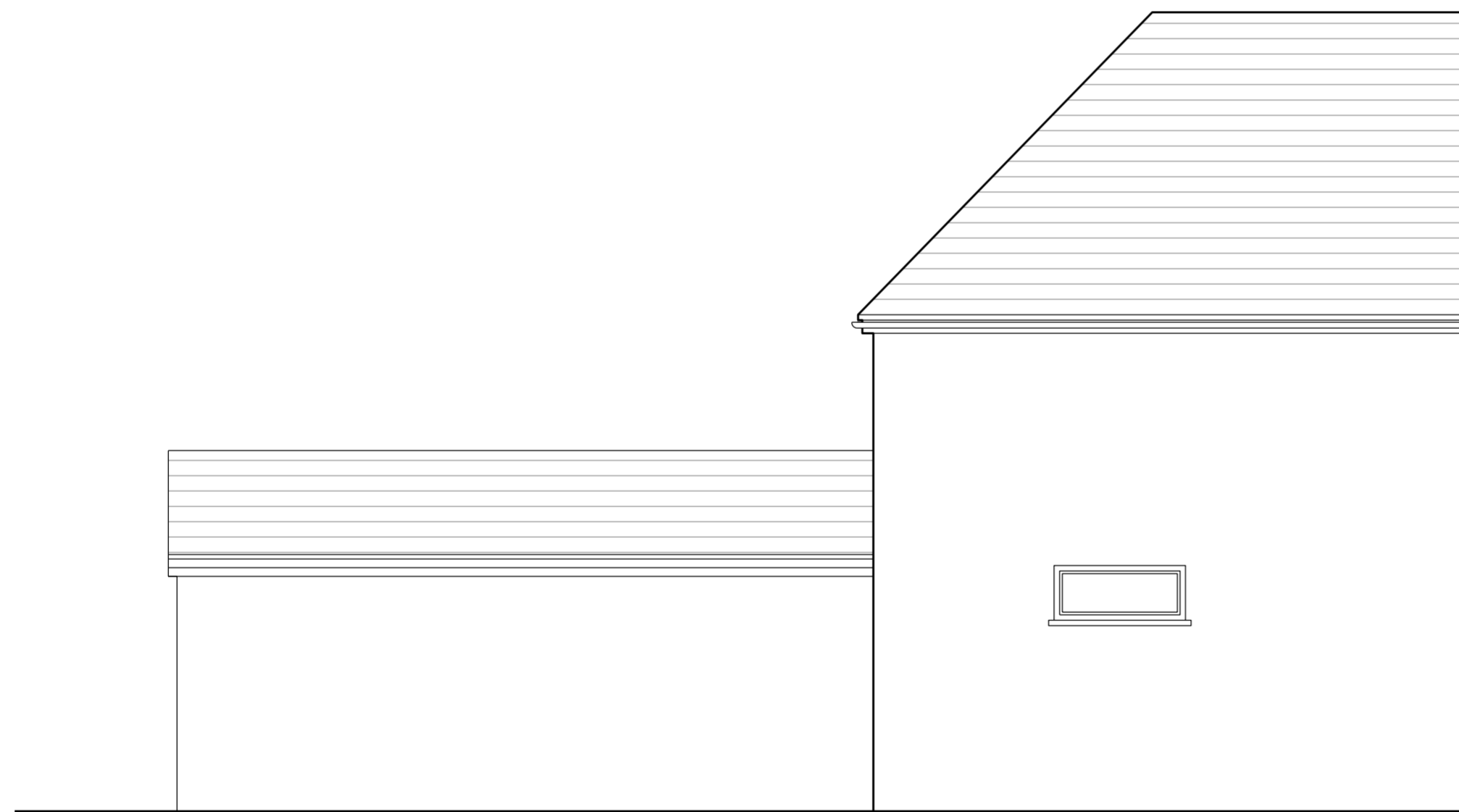




**Existing Ground Floor Plan**



**Existing Front Elevation**

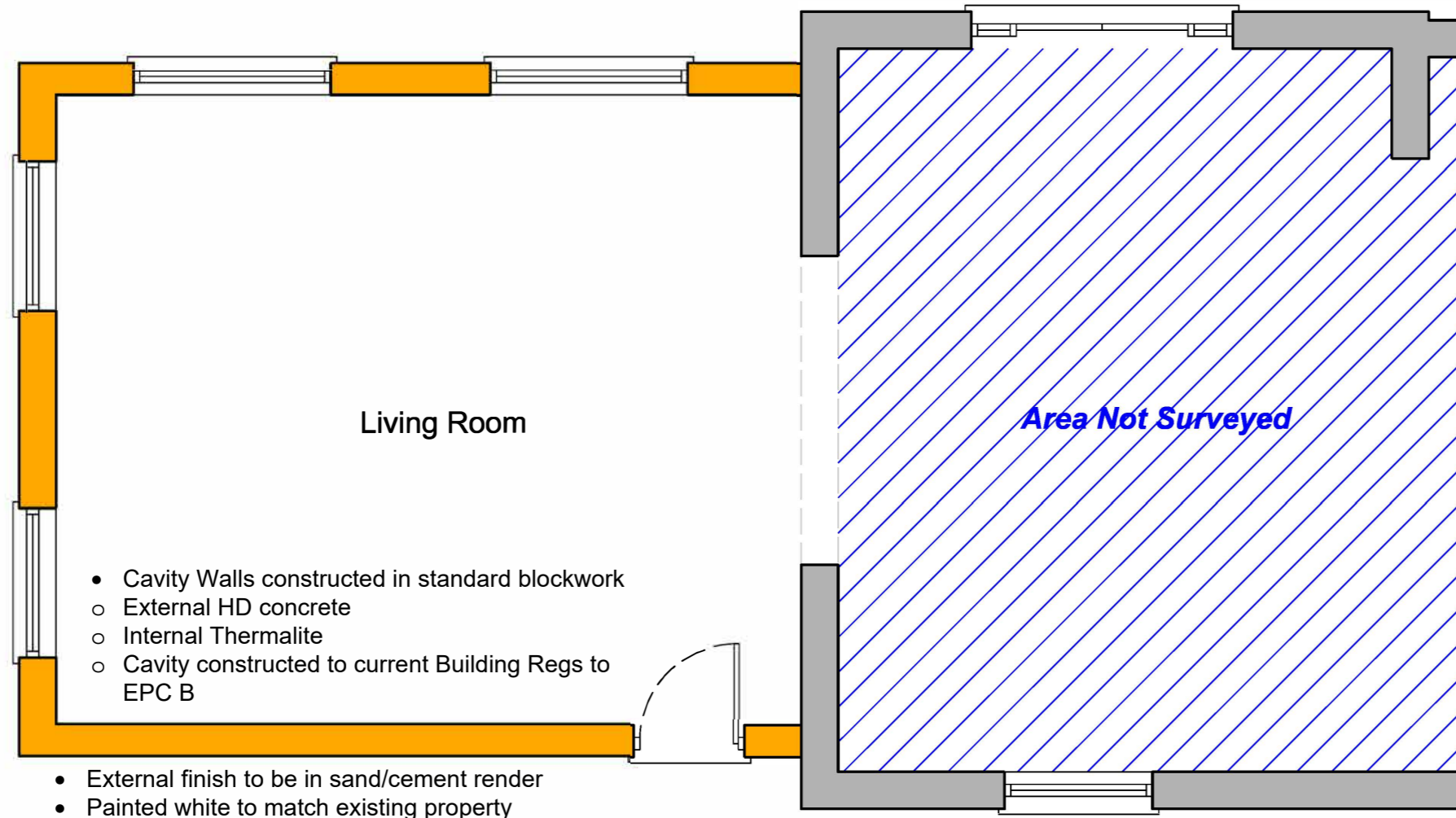


**Existing Side Elevation**



**Existing Side Elevation**



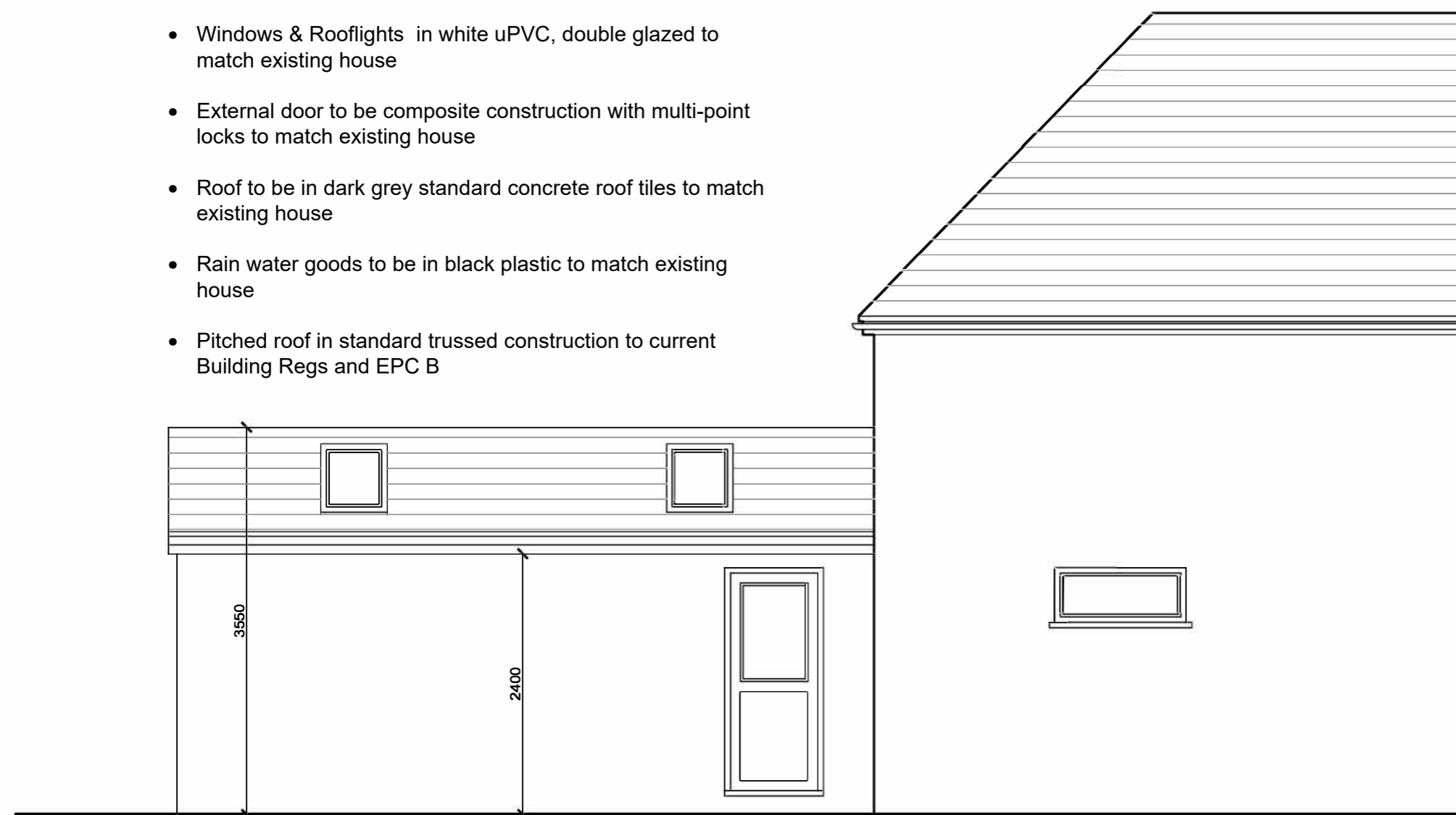


**Proposed Ground Floor Plan**



**Proposed Front Elevation**

- Windows & Rooflights in white uPVC, double glazed to match existing house
- External door to be composite construction with multi-point locks to match existing house
- Roof to be in dark grey standard concrete roof tiles to match existing house
- Rain water goods to be in black plastic to match existing house
- Pitched roof in standard trussed construction to current Building Regs and EPC B



**Proposed Side Elevation**



**Proposed Side Elevation**

