

## Householder Application for Planning Permission for works or extension to a dwelling

### 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

mr

First name

darren

Surname

dent

Company Name

### Address

Address line 1

10 Simmonds Road

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL3 3JA

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

## Description of Proposed Works

Please describe the proposed works

Has the work already been started without consent?

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:**

facing brick

**Proposed materials and finishes:**

facing brick and clay tile cladding to roof extension

**Type:**

Roof

**Existing materials and finishes:**

concrete interlocking tiles

**Proposed materials and finishes:**

concrete interlocking tiles and rubber compound flat roof system

**Type:**

Windows

**Existing materials and finishes:**

white upvc

**Proposed materials and finishes:**

white upvc

**Type:**

Doors

**Existing materials and finishes:**

white upvc

**Proposed materials and finishes:**

white 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

drawing DD001 AND DD002

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

## 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

## Parking

Will the proposed works affect existing car parking arrangements?

- 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

mr

First Name

darren

Surname

dent

Declaration Date

25/07/2022

Declaration made

## Declaration

I / We hereby apply for Householder 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.

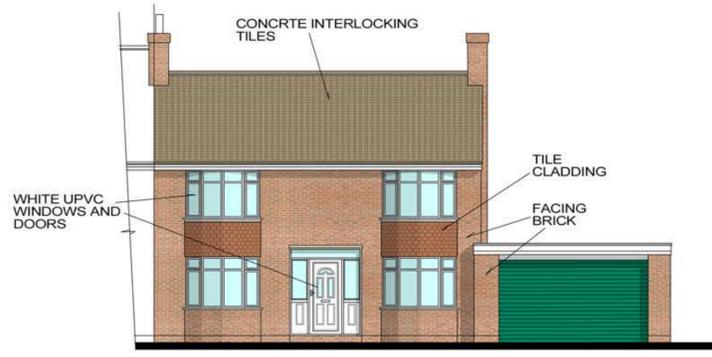
I / We agree to the outlined declaration

Signed

richard matthews

Date

25/07/2022



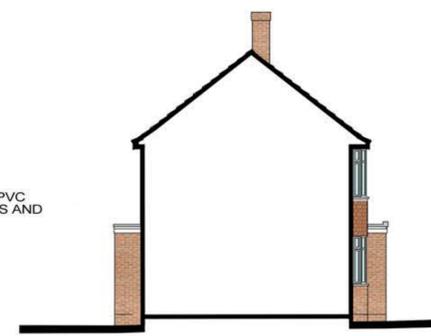
EXISTING FRONT ELEVATION  
SOUTHWEST 1:100



EXISTING SIDE ELEVATION  
SOUTHEAST 1:100



EXISTING REAR ELEVATION  
NORTHEAST 1:100



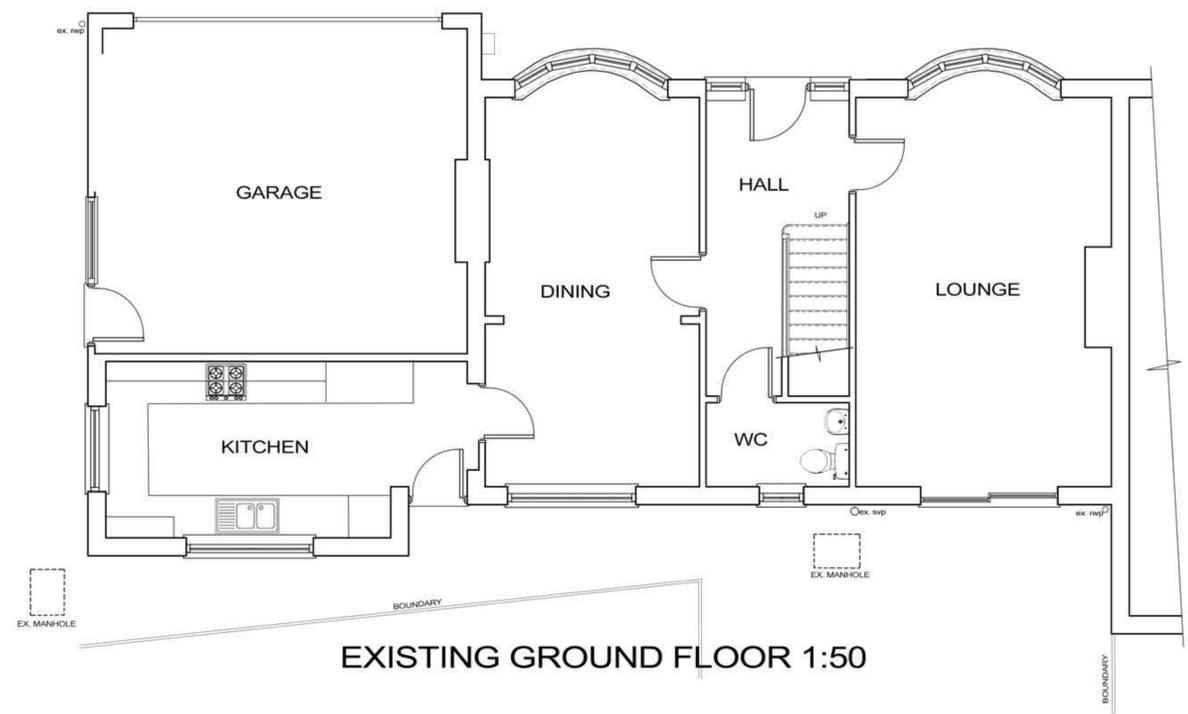
EXISTING SIDE ELEVATION  
NORTHWEST 1:100



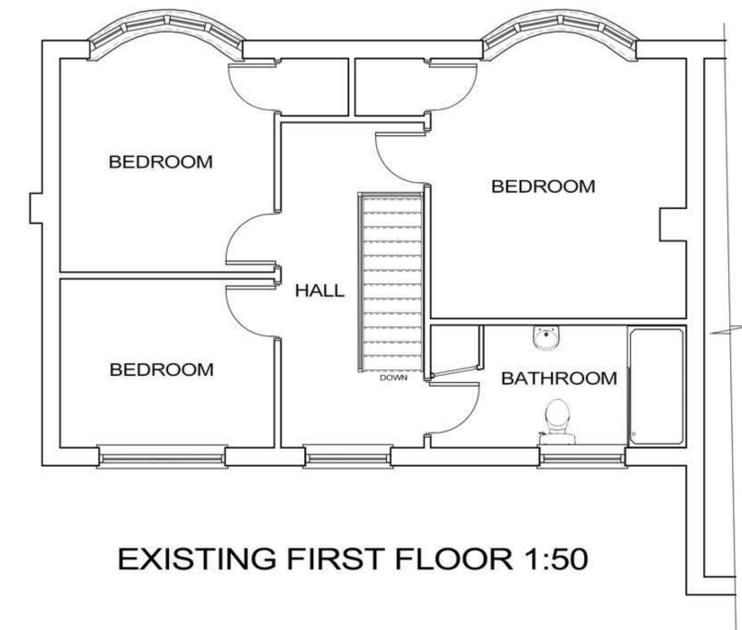
EXISTING BLOCK PLAN 1:500



LOCATION PLAN 1:1250



EXISTING GROUND FLOOR 1:50



EXISTING FIRST FLOOR 1:50



Client **DARREN DENT**

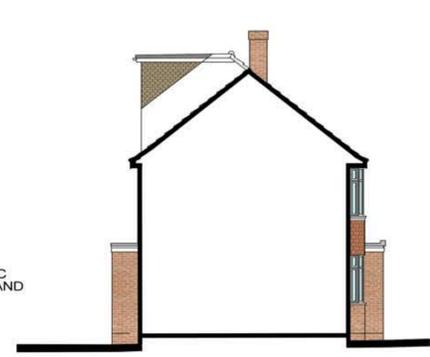
Job Title  
**LOFT CONVERSION WITH REAR DORMER AND PART CONVERSION OF GARAGE TO NO. 10 SIMMONDS ROAD, HJUCLECOTE, GLOUCESTER**

Dwg Title  
**EXISTING PLANS AND ELEVATIONS LOCATION AND BLOCK PLAN**

Scale 1:50 1:100 1:1250 1:500

Date

Dwg No. **DD001**



**NOTE**  
THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.  
THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH CURRENT BUILDING LEGISLATION - BRITISH STANDARDS SPECIFICATIONS, BUILDING REGULATIONS ETC. WHETHER OR NOT SPECIALLY STATED ON THIS DRAWING. THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION. THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. THE CONTRACTOR WILL INVESTIGATE THE BUILDING AREA AND A SUITABLE METHOD OF FOUNDATION FOR THE WHOLE BUILD SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY SUSPECT GROUND CONDITIONS SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT. MEASUREMENTS FOR ANY PRODUCTS THAT ARE PRE-FABRICATED OFF SITE ARE TO BE MEASURED OFF SITE AND NOT SCALED OFF THESE DRAWINGS.

**DORMER CONSTRUCTION**  
TRADITIONAL ROOF STRUCTURE TO BE CONSTRUCTED ON SITE.  
RUBBER COMPOUND FLAT ROOF SYSTEM ON 18MM WATER RESISTANT PLYWOOD ON 200 X 50MM C24 SW TREATED CEILING JOISTS AT 400MM CENTRES. JOISTS SUPPORTED BY 100MM STUD FRAMEWORK BUILT UP OFF WALLPLATE AND SUPPORTED BY NEW RSJS. INSULATION IN CEILINGS TO BE KINGSPAN THERMAPITCH 125MM BETWEEN JOISTS. 25MM SW BATTENS ON UNDERSIDE OF CEILING JOISTS WITH ANOTHER 25MM KINGSPAN INSULATION. RAFTERS UNDERWAY WITH 12.5MM PLASTERBOARD & SKIM.  
STUD FRAMEWORK OF DORMER TO BE CLAY PLAIN TILES (TO MATCH COLOUR OF EXISTING ROOF) FIXED TO BATTENS FIXED TO 18MM MARINE PLYWOOD ON WATERPROOF MEMBRANE. 100MM STUD FRAME INSULATED WITH 100MM KINGSPAN INSULATION BETWEEN FRAME. 50MM BATTENS FIXED INSIDE STUDWORK WITH A FURTHER 50MM KINGSPAN INSULATION BETWEEN BATTENS. FINISHED OFF WITH 12.5MM PLASTERBOARD & SKIM. ALLOW 25MM CONTINUOUS VENTILATION AT EAVES.

**NEW BUILDING REGULATIONS**

**Flat roof U-Value guidance - Extensions and alterations**

Warm deck roof  
Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.  
This is based on a traditional warm deck built up with all insulation above the flat roof joists which negates the ventilation requirements.

Product	Thickness	U-Value
Celotex GA4000	150mm	0.190
Recton Eurothane Power deck / Euro deck	150mm	0.190
Ecotherm Eco-Verul	150mm	0.190
Kingspan Thermo roof TR27	150mm	0.190

Cold deck roof  
Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.  
This is based on a traditional cold deck built up with insulation between and below the flat roof joists. This solution will require adequate cross flow ventilation. Cold decks are not ideal and warm decks are preferred.  
The table below assumes, as an example, 150mm x 27mm joists with a 50mm ventilation void, and for the purpose of thermal values will suffice in most circumstances.

Product	Thickness	U-Value
Celotex GA4000	150mm	0.190
Recton Eurothane Power deck / Euro deck	150mm	0.190
Ecotherm Eco-Verul	150mm	0.190
Kingspan Thermo roof TR27	150mm	0.190

**Timber framed wall U-Value guidance - Extensions and alterations**

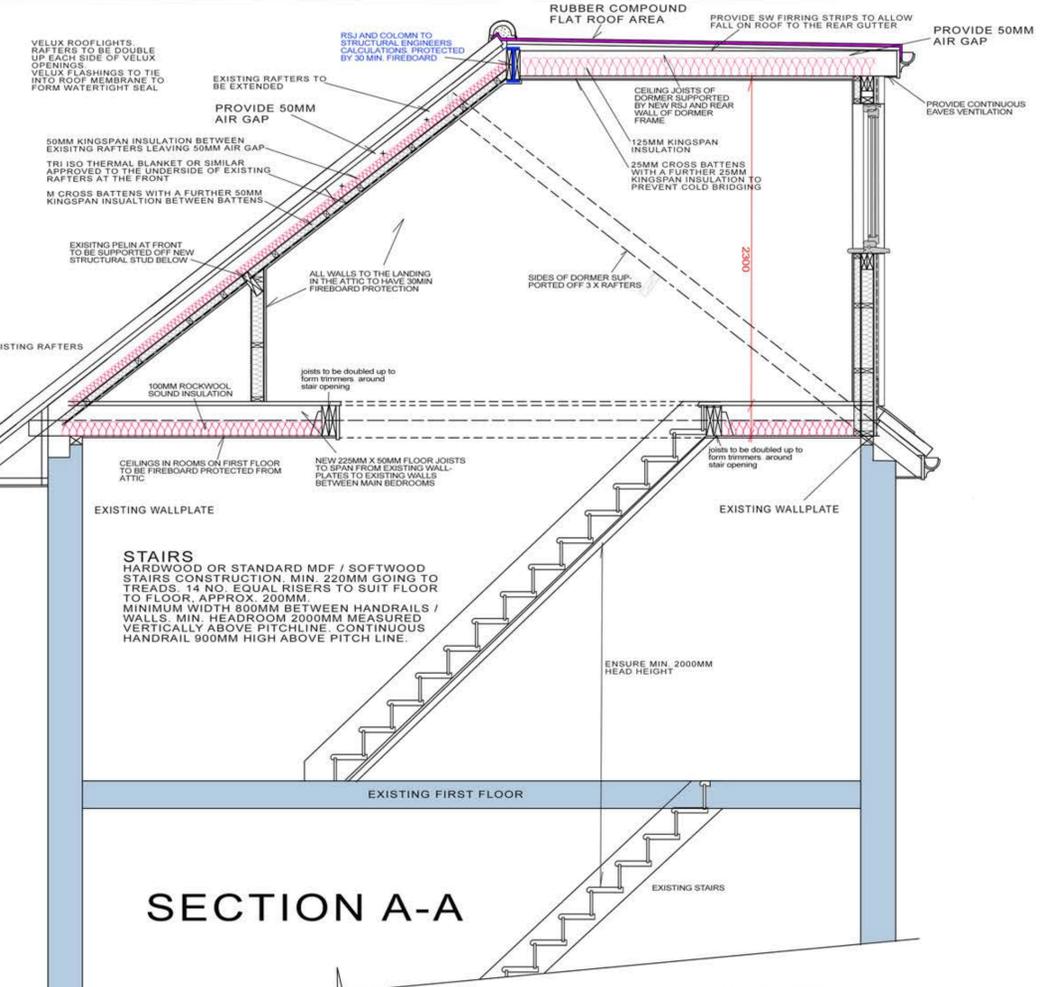
Timber frame wall  
Below is a table of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.  
This is based on a worst case scenario with any facade detailing, including a brick outer leaf, blockwork rendered, hanging tiles, timber or cement cladding or a rendered cement board. With a brick or rendered block facade, a better U-value can typically be achieved meaning less insulation (potentially), but this will need site specific calculations.

Product	100mm x 47mm, 600c studs (82 inch centres)	150mm x 47mm, 600c studs (82 inch centres)	200 x 47mm, 600c studs (82 inch centres)
Kingspan Isotherm K12	20mm between studs + 40mm underlay, 12.5mm plasterboard	20mm between studs + 40mm underlay, 12.5mm plasterboard	20mm between studs + 40mm underlay, 12.5mm plasterboard
Celotex GA4000 + 1800mm	100mm GA4000 between + 40mm underlay, 12.5mm plasterboard	100mm GA4000 between + 40mm underlay, 12.5mm plasterboard	100mm GA4000 between + 40mm underlay, 12.5mm plasterboard
Recton Eurothane GP	100mm between + 50mm insulation over + 12.5mm plasterboard	100mm between + 50mm insulation over + 12.5mm plasterboard	100mm between + 50mm insulation over + 12.5mm plasterboard
Ecotherm Eco-Verul	80mm between + 40mm underlay, 12.5mm plasterboard	100mm between + 40mm underlay, 12.5mm plasterboard	100mm between + 40mm underlay, 12.5mm plasterboard
Actis hybrid - Actis Hybrid with a vapour control barrier (also when taped)	N/A	100mm of Hybrid Actis between + 40mm underlay, 12.5mm plasterboard	100mm of Hybrid Actis between + 40mm underlay, 12.5mm plasterboard
InsulRock wool	Currenty fitted guidance given. Expanded Rockwool Floor 200mm between studs and PIR over	100mm between studs + 20mm underlay, 12.5mm plasterboard	100mm between studs + 20mm underlay, 12.5mm plasterboard

**Cavity Wall Guidance - Extensions and alterations**

Cavity walls  
Below are tables of examples of insulation products that can be used to achieve the new U-Values in Approved Document L as of June 2022.  
This is based on a 'standard' cavity construction wall detail with a brick outer leaf and a block inner leaf in most instances the cavity will now be greater than 100mm unless a suitable PIR cavity insulation board is used.  
Please see key for ease - this includes some but not all products that can be used. Specialist advice from architects, energy assessors and manufacturers may be required.

Product	Detail	U-Value
100mm	Brickwork, 100mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 blockwork inner leaf with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190
100mm	Brickwork, 100mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK and a 52.2 insulated PIR plasterboard finish (100mm PIR + 12.5mm plasterboard)	0.190
150mm	Brickwork, 150mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190
150mm	Brickwork, 150mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190
150mm	Brickwork, 150mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190
175mm	Brickwork, 175 mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190
180mm	Brickwork, 180mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190



**SMOKE ALARMS**  
MAINS OPERATED SMOKE ALARMS WITH SECONDARY POWER SUPPLY (BATTERY) TO BS 546. INSTALL MIN. 300MM FROM LIGHT FITTINGS TO ALL HABITABLE WALKWAYS AT MIN 7500MM FROM THE DOOR.

- HD = HEAT DETECTOR
- SD = SMOKE DETECTOR

**FIRE DOORS**  
ALL DOORS OFF THE MAIN HALLWAY ON ALL FLOORS TO BE CHANGED FOR 30 MINUTE FIRE DOORS MARKED FD30 ON THE PLANS

**Table 1 - U-Value now required 0.190/m<sup>2</sup>K**

Cavity width	Detail	U-Value
100mm	Brickwork, 100mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 blockwork inner leaf with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190
100mm	Brickwork, 100mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK and a 52.2 insulated PIR plasterboard finish (100mm PIR + 12.5mm plasterboard)	0.190
150mm	Brickwork, 150mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190
150mm	Brickwork, 150mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190
150mm	Brickwork, 150mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190
175mm	Brickwork, 175 mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190
180mm	Brickwork, 180mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/mK, 100 mm blockwork with a thermal conductivity of 0.15 W/mK, 12.5mm plasterboard finish	0.190

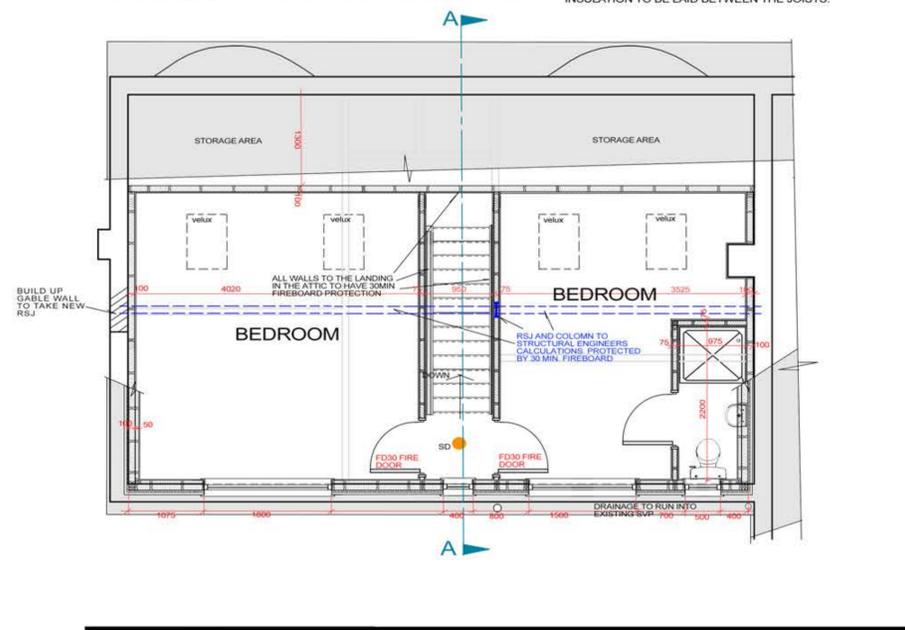
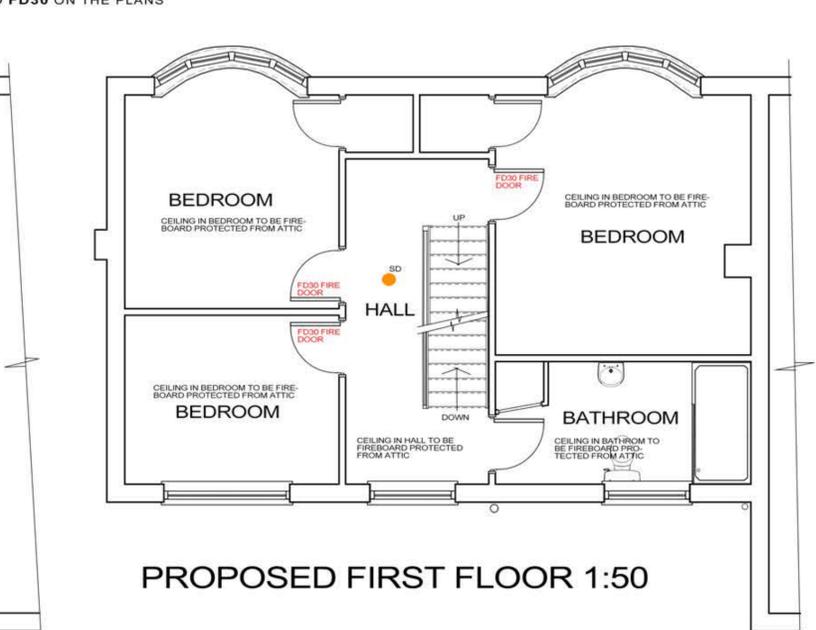
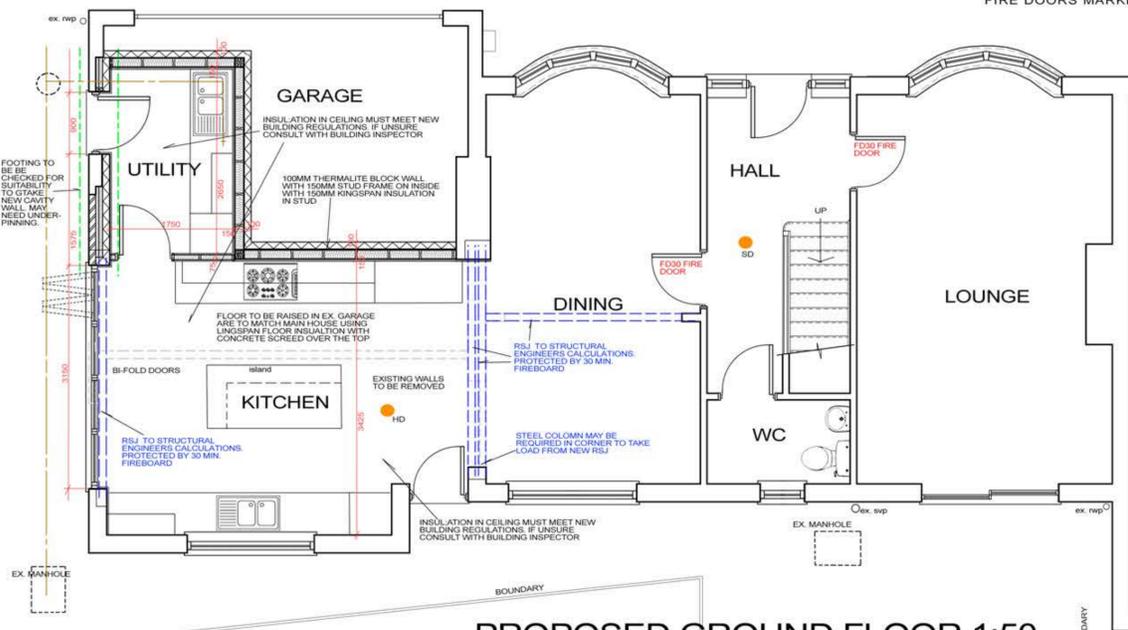
**VENTILATION**  
WINDOW VENTILATION OPENINGS MIN. 1/20TH FLOOR AREA OF HABITABLE ROOMS. ALL WINDOWS TO HAVE TRICKLE VENTS.

**PLUMBING**  
HEATING TO NEW ROOMS FROM HOT WATER RADIATOR LINKED INTO EXISTING COMBI BOILER ALL NEW RADIA-TORS TO BE FITTED WITH TRVs.  
ALL WORK TO BE INSTALLED AND COMMISSIONED BY A QUALIFIED TRADESMAN IN ACCORDANCE WITH THE DOMESTIC HEATING GUIDE 2010

**ELECTRICS**  
ALL SWITCHES AND SOCKETS TO BE LOCATED SO THEY ARE EASILY REACH-ABLE BETWEEN 450MM AND 1200MM FROM FLOOR LEVEL.  
ALL WIRING AND ELECTRICAL WORKS WILL BE DESIGNED, INSTALLED INSPECTED AND TESTED IN ACCORDANCE WITH REQUIREMENTS OF BS 7671, I.EE 18TH EDITION WIRING GUIDANCE AND BUILDING REGULATIONS PART P (COMPETENT PERSON MEANS MEMBER OF THE O.D.P.M. COMPETENT PERSONS SCHEME).  
THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A 'SELF CERTIFICATION CERTIFICATE' WITHIN 30 DAYS OF THE ELECTRICAL WORKS COMPLETION. THE CLIENT MUST RECEIVE BOTH A COPY OF THE 'SELF CERTIFICATION CERTIFICATE' AND A BS 7671 ELECTRICAL INSTALLATION CERTIFICATE.  
ENSURE 75 PERCENT OF ALL NEW LIGHT FITTINGS ARE EFFICIENT FITTINGS

**WINDOWS**  
WHITE UPVC DOUBLE GLAZED WINDOWS WITH DOUBLE GLAZED UNITS MIN 24MM COMPRISING 4MM FILKINGSTON K GLASS. ALL GLASS WINDOWS UP TO A HEIGHT OF 800MM ABOVE FLOOR LEVEL AND OR WITHIN 300MM FROM A DOOR AND ALL DOORS UP TO A HEIGHT OF 1500MM ABOVE FLOOR LEVEL TO BE TOUGHENED OR LAMINATED TO BS 6208. WINDOWS TO HAVE MAX. U VALUE OF 1.4 W/M<sup>2</sup>K. WINDOWS TO PROVIDE DAYLIGHT EQUIVALENT TO 1/10TH FLOOR AREA AND OPENABLE VENTILATION 1/20TH FLOOR AREA. ALL HABITABLE ROOMS TO HAVE FIRE ESCAPE WINDOWS WITH MIN 450MM WIDE AND 450MM HIGH OPENING AND MIN AREA OF 0.75 M<sup>2</sup>

**ATTIC FLOOR**  
18MM T & G FLOORING GRADE CHIPBOARD (MARINE IN EN-SUITE) ON 225MM X 50MM SW JOISTS AT 400MM C/C. ALLOW FOR 30X5MM GAVANISED MILD STEEL LATERAL RESTRAINT STRAPS AT MAX. 200MM CENTRES WITH NOGGINNS EXTENDING HALF DEPTH OF JOIST X MIN 38MM THICKNESS AND SECURED TO MINIMUM 3 NO. OF JOISTS PACKING TO BE PROVIDED BETWEEN WALL AND FIRST JOIST. JOISTS BE EXISTING WALLPLATES AND INNER WALLS. 2 LAYERS OF 50MM ROCKWOOL ACOUSTIC INSULATION TO BE LAID BETWEEN THE JOISTS.



**DRAINAGE**  
ALLOW FOR LONG RADIUS BENDS. 40MM WASTE FROM BATHS & BASINS. 50MM WASTE FROM SINKS & SHOWERS ALL WITH 75MM SEALS. 100MM WASTE FROM W.C. WITH 50MM SEAL TO CONNECT INTO EXISTING SWP.  
STORMDRAINS. 63MM DOWNPIPES TO GULLIES WITH COPPER WIRE BALLONS AT GUTTER JUNCTIONS. GUTTERS 100MM TRUE HALF ROUND LAID TO FALL FROM GULLIES. 100MM SUPERSLEVE DRAINS TO DRAIN AWAY EXISTING DRAINAGE RUN

**RM Architectural Services**  
Design and Planning

Client: **DARREN DENT**

Title: **LOFT CONVERSION WITH REAR DORMER AND PART CONVERSION OF GARAGE TO NO. 10 SIMONDS ROAD, HJUCLECOTE, GLOUCESTER**

Scale: **1:50 1:100 1:1250 1:500 1:25**

Date: **DD002**