

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:

Roof

Existing materials and finishes:

Concrete tiles

Proposed materials and finishes:

New tiled roof to match existing pitch and finish. New raised flat roof abutting existing hipped roof.

Type:

Walls

Existing materials and finishes:

Mottle brown brick.

Proposed materials and finishes:

Mottled brown facing brick to match existing.

Type:

Windows

Existing materials and finishes:

PPC Aluminium window frames.

Proposed materials and finishes:

PPC Aluminium window frames 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

6457-P-4000 Design and Access Statement
6457-P-900 Proposed Roof Plan
6457-P-105 Site Plan Diagrammatical Site Logistics
6457-P-201 Existing Floor Plan Overview
6457-P-225 Proposed_Floor Plan Overview
6457-P-600 Proposed_Outline Section
6457-P-700 Proposed_Elevations
6457-P-900 Proposed Roof Plan

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

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

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:

Other (Please specify)

Other (Please specify):

F1a

Existing gross internal floorspace (square metres):

0

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

0

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

75

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

75

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)
	0	0	75	75

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

Mr

First Name

Chris

Surname

Davies

Declaration Date

27/05/2022

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

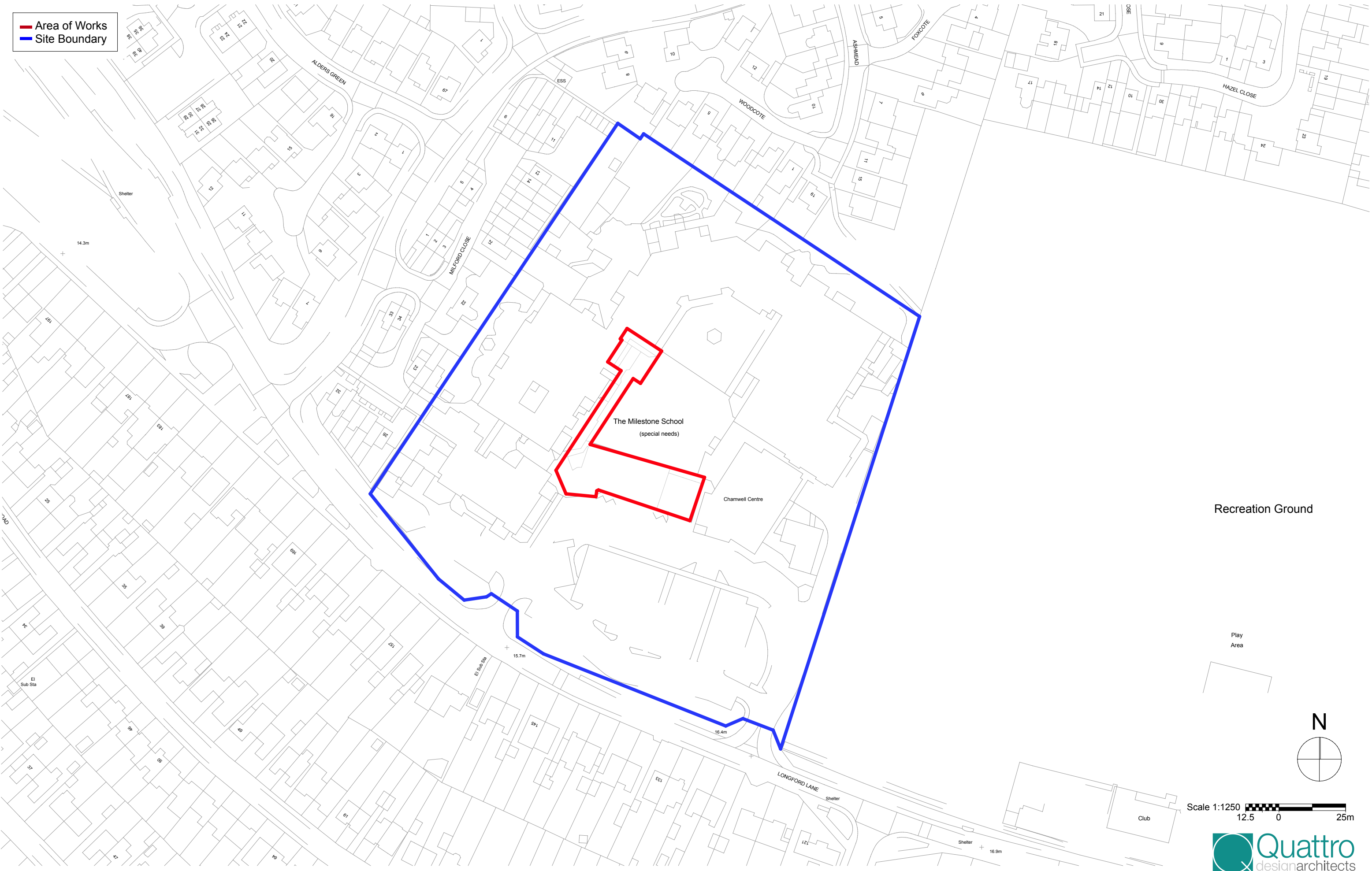
Signed

Quattro Design Architects Ltd

Date

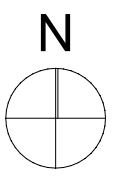
30/05/2022

— Area of Works
— Site Boundary



Recreation Ground

Play Area



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REVISIONS
 REV: DATE - DRAWN - CHECKED: NOTES
 - 23.06.22 - KA - LN - Planning drawing created.

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PROJECTS

Milestone School

SCALE 1:1250@A3

CLIENT

SAND Academy Trust

DATE

June 2022

DRAWING TITLE

Site Location Plan

DRAWING NO.

6457-F-001

REV

-

Matthews Warehouse, High Orchard Street
 Gloucester Quays, GL2 5QY



Design & Access Statement

The Milestone School



Reference:

6457-P-4000

Revision:

-

Author:

[REDACTED]

Date of Creation:

May 2022

Contents

Introduction.....	1
Site Context.....	2
Site Location Plan.....	2.1
Layout.....	3
Existing + Proposed Ground Floor Plan	3.1
Access	4
Form, Scale & Materials	5
Elevations.....	4.1
.....	
Waste Minimisation	6
.....	

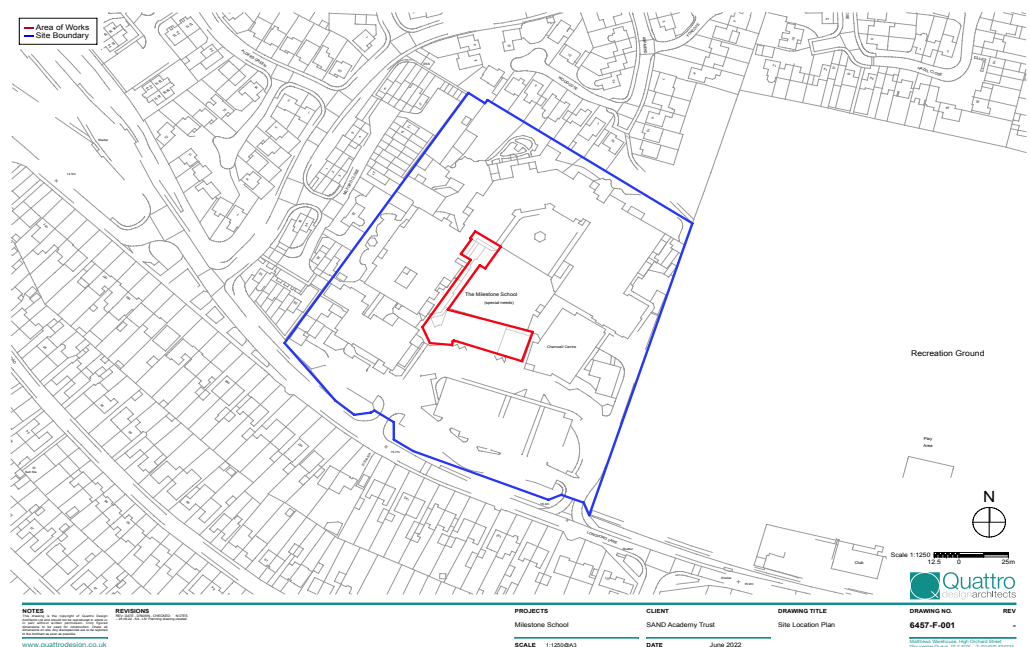
01 Introduction

Quattro Design Architects have been appointed by Milestone School to pull together a planning application for the erection of a 75m² extension to one of the existing school buildings. The proposal is situated on the inside courtyard aspect of the main school building, at the west side of the school site. The extension will include a new classroom, messy room and chill out room.

02 Location

Milestone School site is situated in Longlevens near the A40 in Gloucester. Main access to the school is via Longford Road and adjacent to the school to the southeast is Longlevens Recreational Ground. The school is predominantly surrounded by residential housing on all sides.

2.1 Site Location Plan



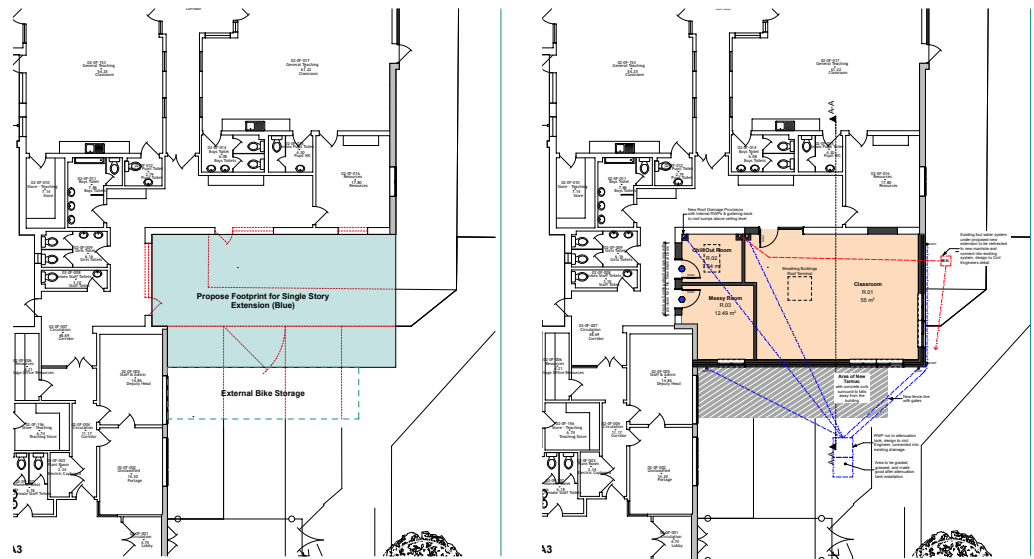
Reference: Google Earth



03 Layout

The extension consists of a chill out room and messy room accessed off the existing internal corridor and a classroom, also accessible from the corridor. All rooms will have independent access and will not have any windows or doors connecting them together. On the two external walls the messy room and classroom will both have new windows while on one of internal walls the existing window will be blocked off.

3.1 Ground Floor Plan Existing + Proposed



04 Access

The proposed classroom will provide needed additional space for teaching. The extension will have level thresholds connecting it with the existing building. All the new spaces will be accessed from the existing corridor.



05 Form, Scale & Materials

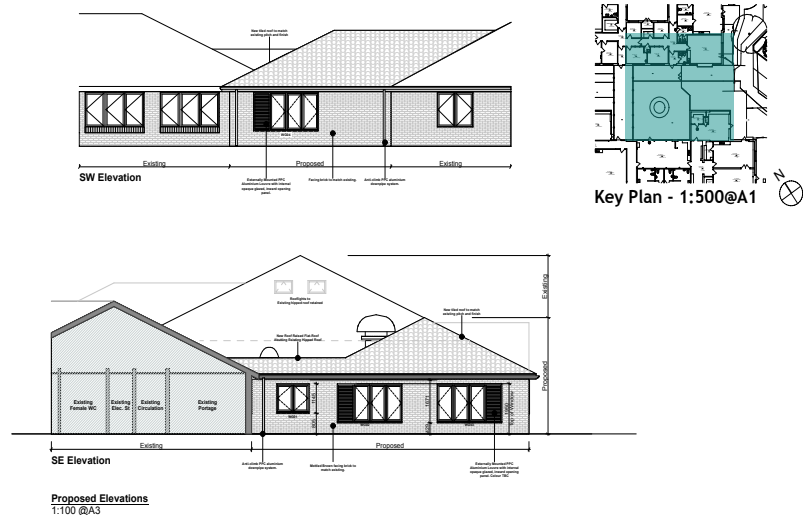
The scale of the new building has been carefully considered to take into account the existing school, surrounding housing and look of the area. It has adopted a single storey flat roof and hipped roof to continue the existing pitch and finish. The building form can be seen on the external elevations (4.1) accompanying the planning submission.

The choice of materials reflect the building's location and the building type. The use of the building means that the materials used need to be robust and relatively maintenance free.

The pallet of materials is as below:

- **Walls**- Mottled brown facing brick to match existing
- **Windows** - PPC Aluminium window frames to match existing.
- **Roof** - Concrete tiles to match existing, including the pitch and finish. New raised flat roof abutting existing hipped roof.

Proposed External Elevations



Scale 1:100

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2. This drawing is not to be used for construction purposes without the written consent of Quattro Design Architects.

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NO.	DATE	DESCRIPTION
01	05/2022	ISSUED FOR PERMITTING

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PROJECTS
Milestone School

CLIENT
SAND Academy Trust

SCALE
1:100@A3

DATE
May 2022

DRAWING TITLE
Proposed Elevations

DRAWING NO.
6457-P-700

REV
A

Quattro Design Architects, High Cross Road, Stonehouse, Gloucestershire, GL12 0NF, Gloucestershire, UK



06 Waste Minimisation

The contractor will complete a site waste management document, as is normal practice. subject to approval.

Segregation of Waste Materials.

The contractor's proposals will define the requirements with regards to the demolition, salvage and minimisation of waste.

The contractor will provide a salvage plan, which should include an analysis of the existing building materials and potential recyclable materials.

The waste minimisation plan will focus on the following key points:

- Raising awareness through clear signage,
- Dedicated areas for segregated materials,
- Lockable skips to prevent rubbish dumping,
- Sufficient time and resource to be allocated to waste separation,
- Maintain tidy site to limit contamination,
- Consistent monitoring and appropriate enforcement,
- Provide incentives/negotiate recycling payback with local recovery firms
- Use written contracts with sub-contractors requiring waste minimisation
- Collection by suppliers of delivery packaging.



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- 20.05.22 - KA - JW: Planning drawing created.



Scale 1:500 5 0 5 10m

DRAWING TITLE

Site Plan: Diagrammatic Site Logistics

PROJECT

Milestone School

CLIENT

SAND Academy Trust

SCALE 1:500@A2

DATE May 2022



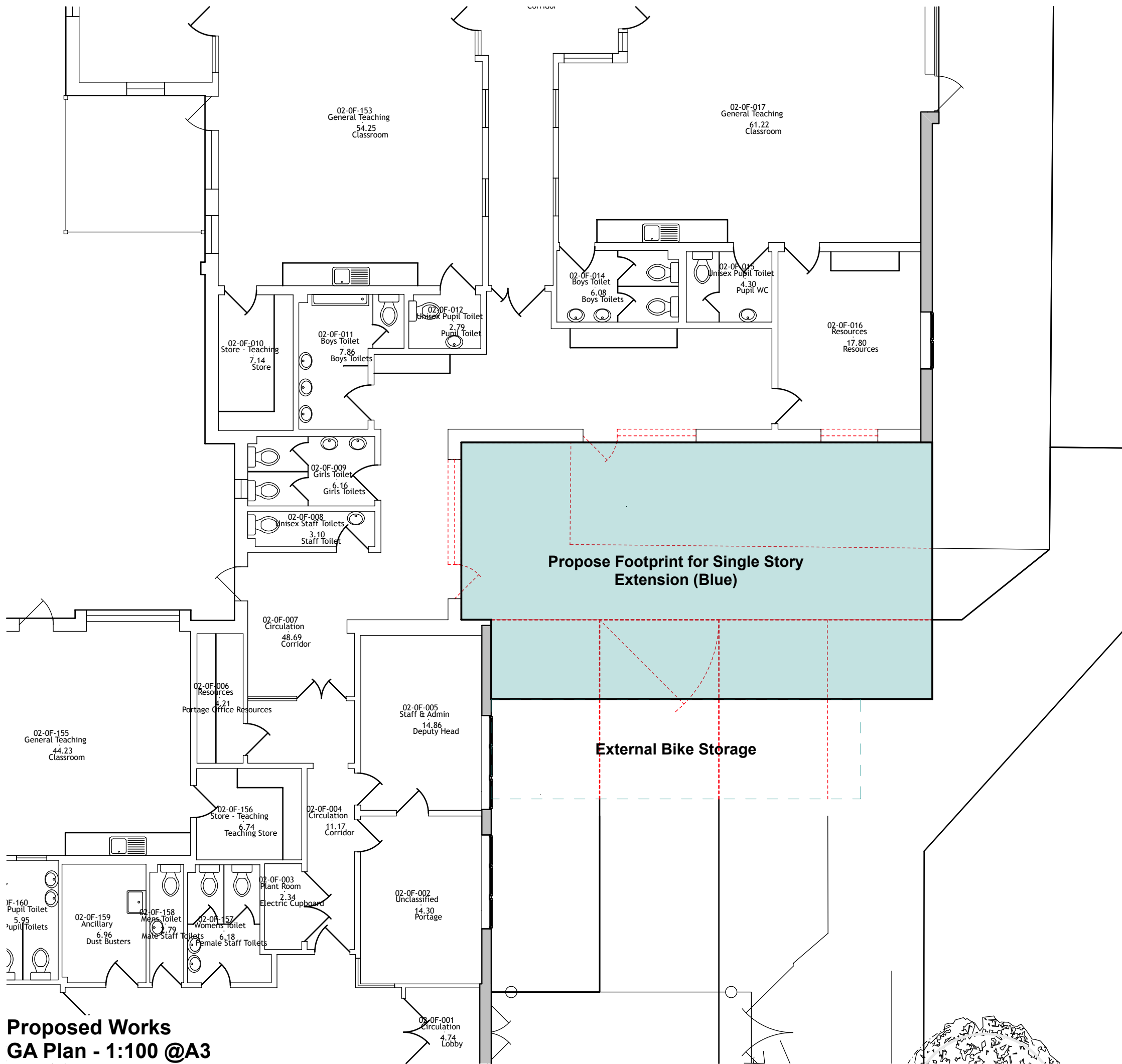
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



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- 20.05.22 - KA - JW: Planning drawing created.



-  Outline of existing elements for demolition
-  No Work to Hatched Grey Area
-  Existing Walls (Taken from As-built plan - Accurate Measurements to be taken on site)
-  New Internal Walls & Partitions (Black)
-  New Internal Door Symbol
Orange = New Single Door with vision panel & full height side screen
-  New Internal Door Symbol
Blue = New Single Door, with vision panel
-  Proposed Classroom Extension - New Build
-  New Area of Tarmac

DRAWING TITLE

Existing: Floor Plan Overview

PROJECT

Milestone School

CLIENT

SAND Academy Trust

SCALE

1:100@A3

DATE

May 2022



DRAWING NO.

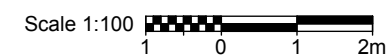
6457-P-201

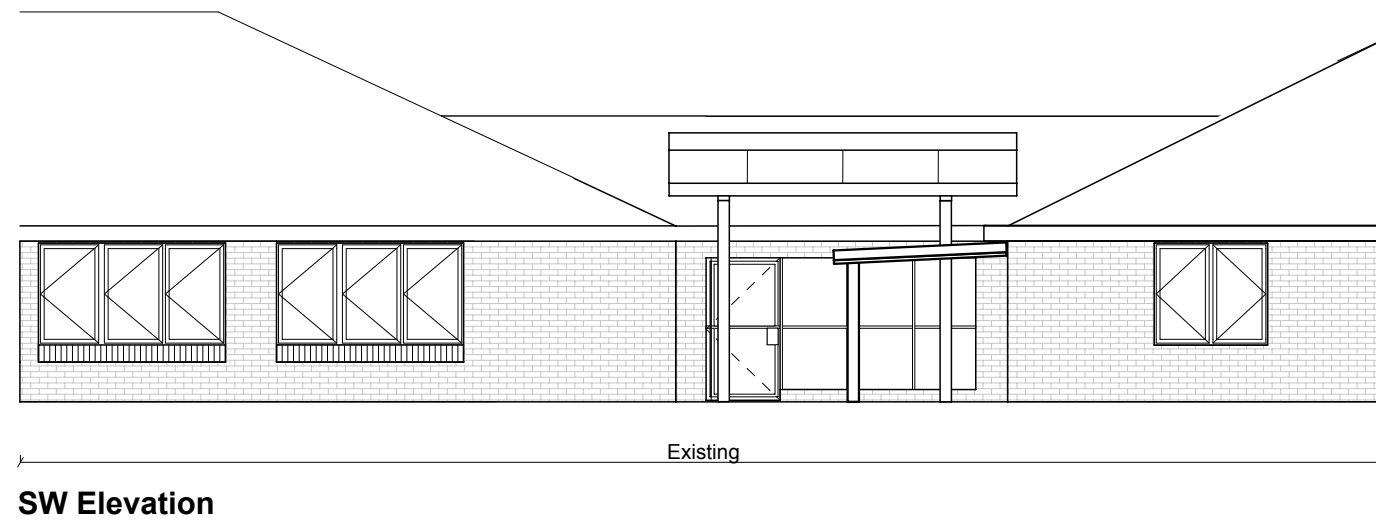
REV

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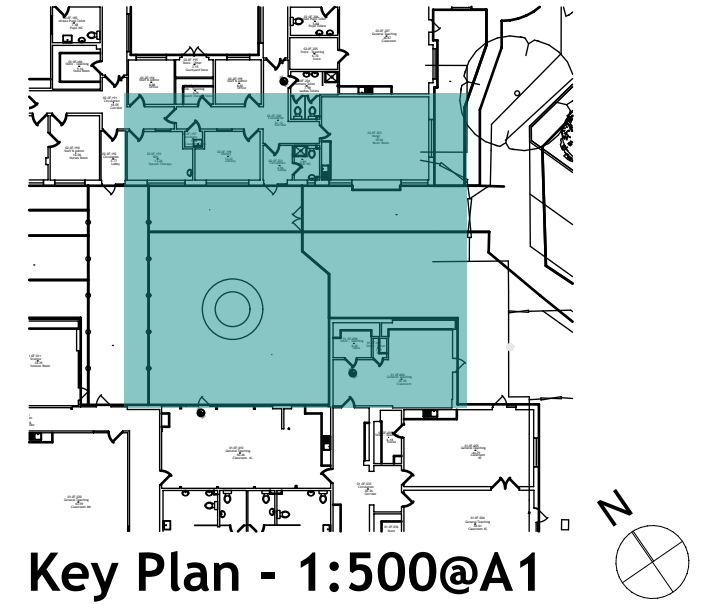
Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY

Proposed Works
GA Plan - 1:100 @A3

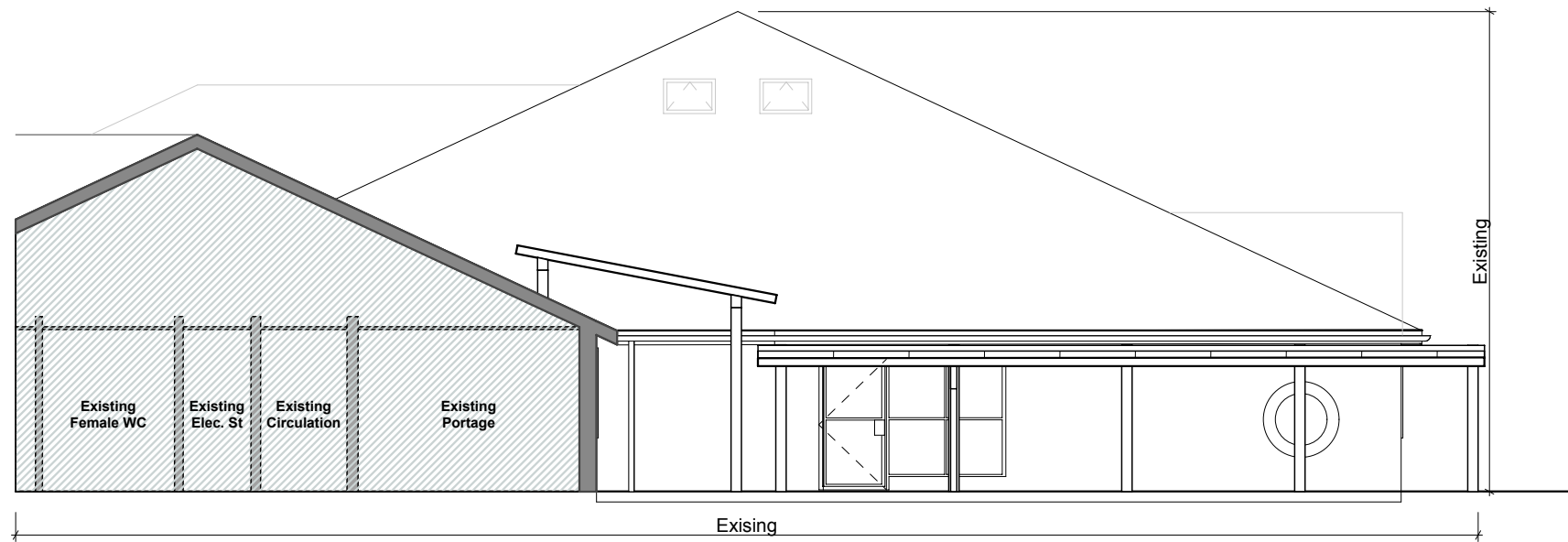




SW Elevation



Key Plan - 1:500@A1



SE Elevation

Existing Elevations
1:100 @A3



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PROJECTS

Milestone School

SCALE 1:100@A3

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SAND Academy Trust

DATE May 2022

DRAWING TITLE

Existing: Elevations



DRAWING NO.

6457-P-710

Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY

REV

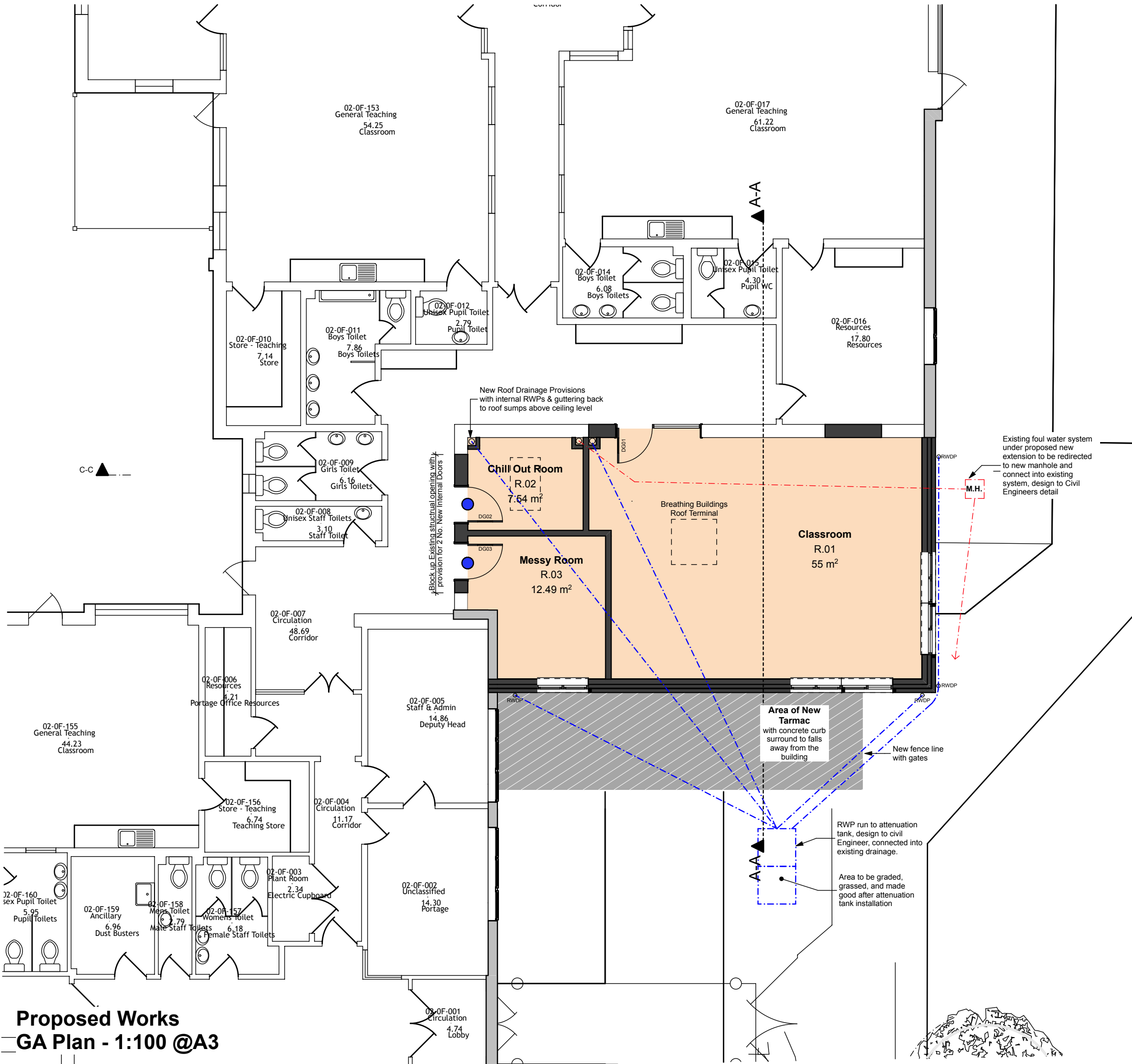
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REV. DATE - DRAWN - CHECKED. NOTES
- 20.05.22 - KA - JW: Planning drawing created.
A: 22.06.22 - KA - LN: Circular window changed to rectangular.



Legend:

- Outline of existing elements for demolition
- No Work to Hatched Grey Area
- Existing Walls (Taken from As-built plan - Accurate Measurements to be taken on site)
- New Internal Walls & Partitions (Black)
- Proposed Classroom Extension - New Build
- New Area of Tarmac

DRAWING TITLE

Proposed: Floor Plan Overview

PROJECT

Milestone School

CLIENT

SAND Academy Trust

SCALE

1:100@A3

DATE

May 2022



DRAWING NO.

REV

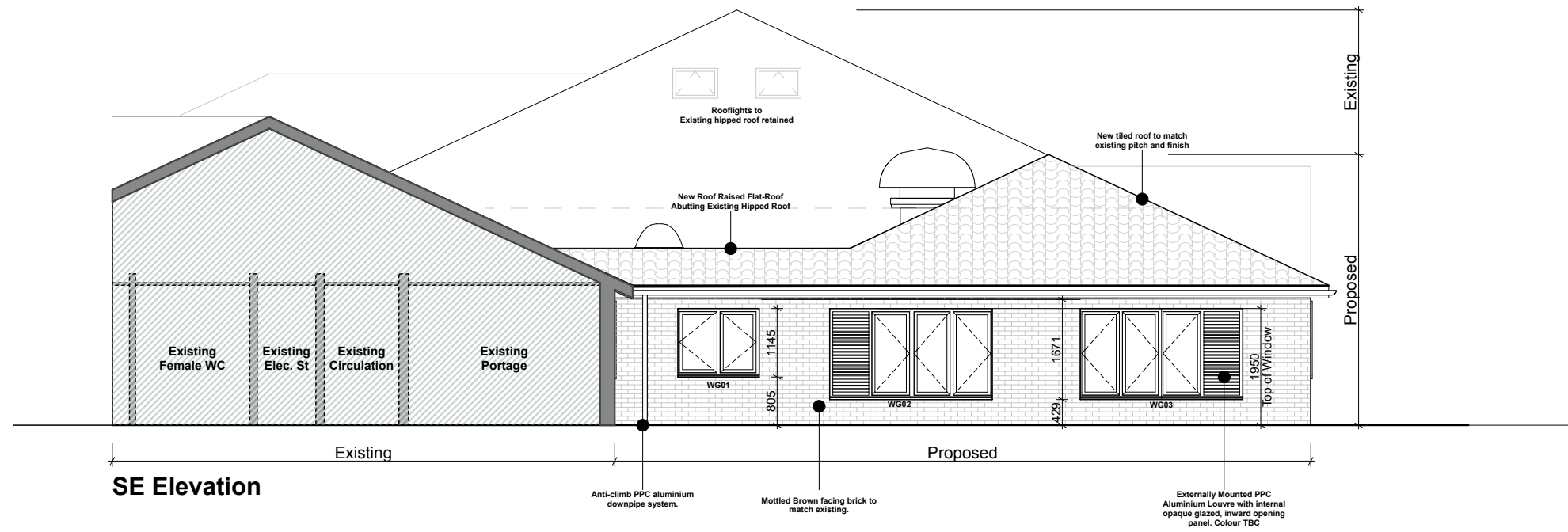
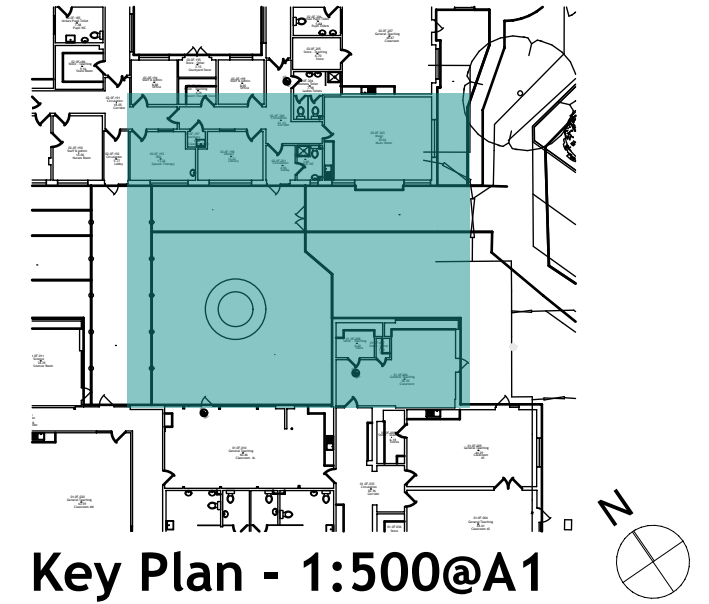
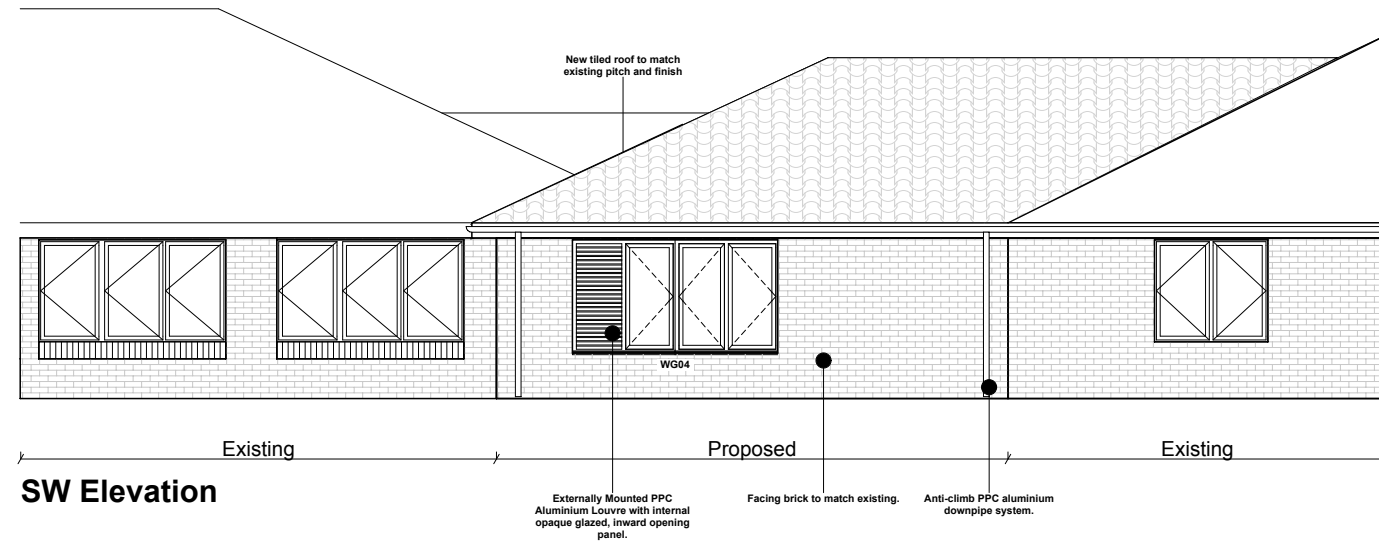
6457-P-225

A

Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY

Proposed Works
GA Plan - 1:100 @A3

Scale 1:100



Proposed Elevations
1:100 @A3

Scale 1:100

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REVISIONS
REV. DATE - DRAWN - CHECKED: NOTES
A: 20.05.22 - KA - JW: Planning drawing created.
A: 22.06.22 - KA - LN: Flat roof changed to pitch and flat roof.
Circular window changed to rectangular.

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PROJECTS
Milestone School

SCALE 1:100@A3

CLIENT
SAND Academy Trust

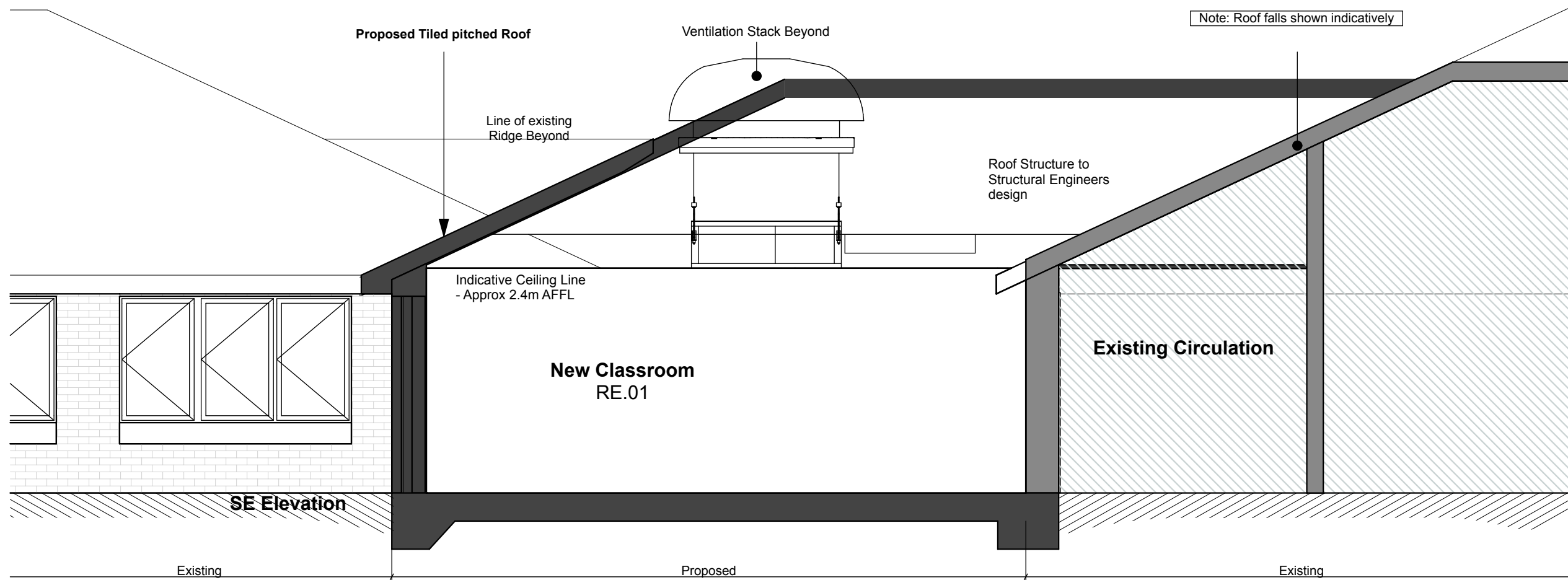
DATE May 2022

DRAWING TITLE
Proposed: Elevations

Quattro
designarchitects

DRAWING NO. 6457-P-700
REV A

Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY



Proposed Outline Section A-A
1:50 @A3

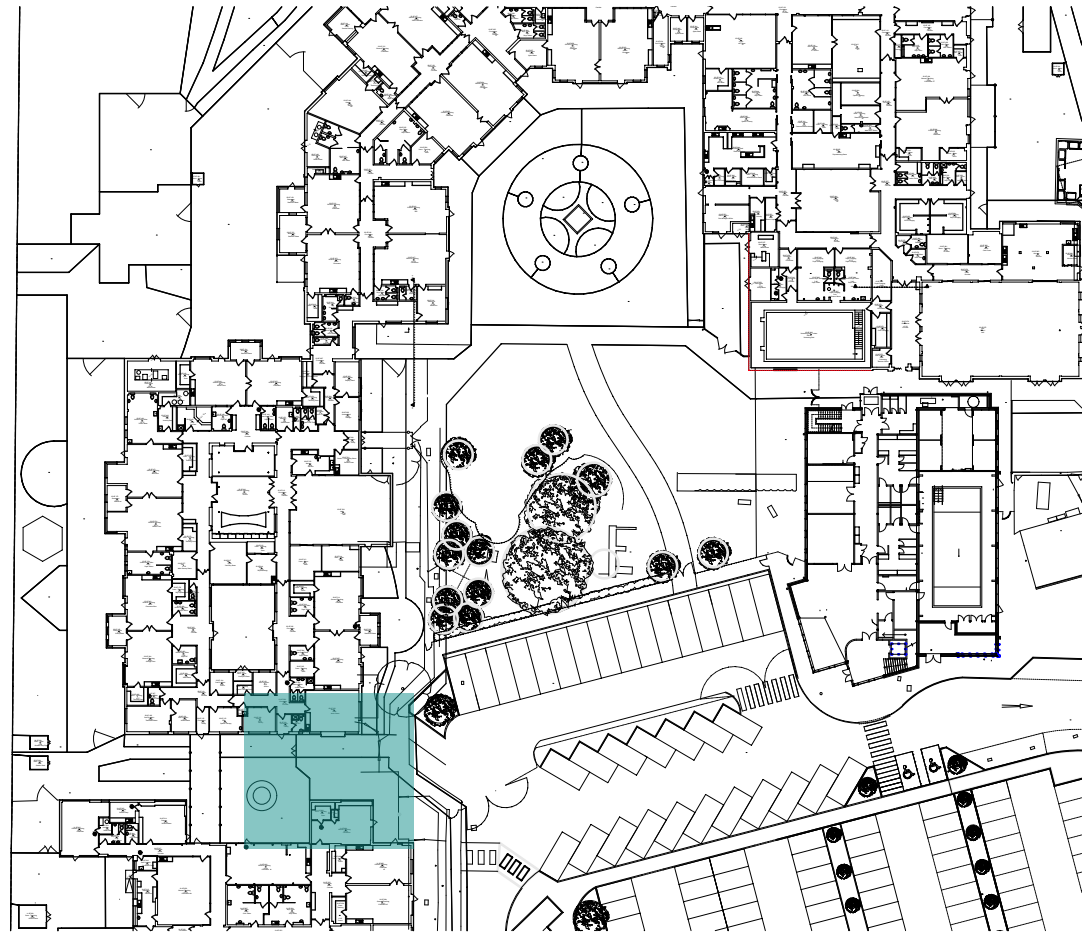
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NOTES

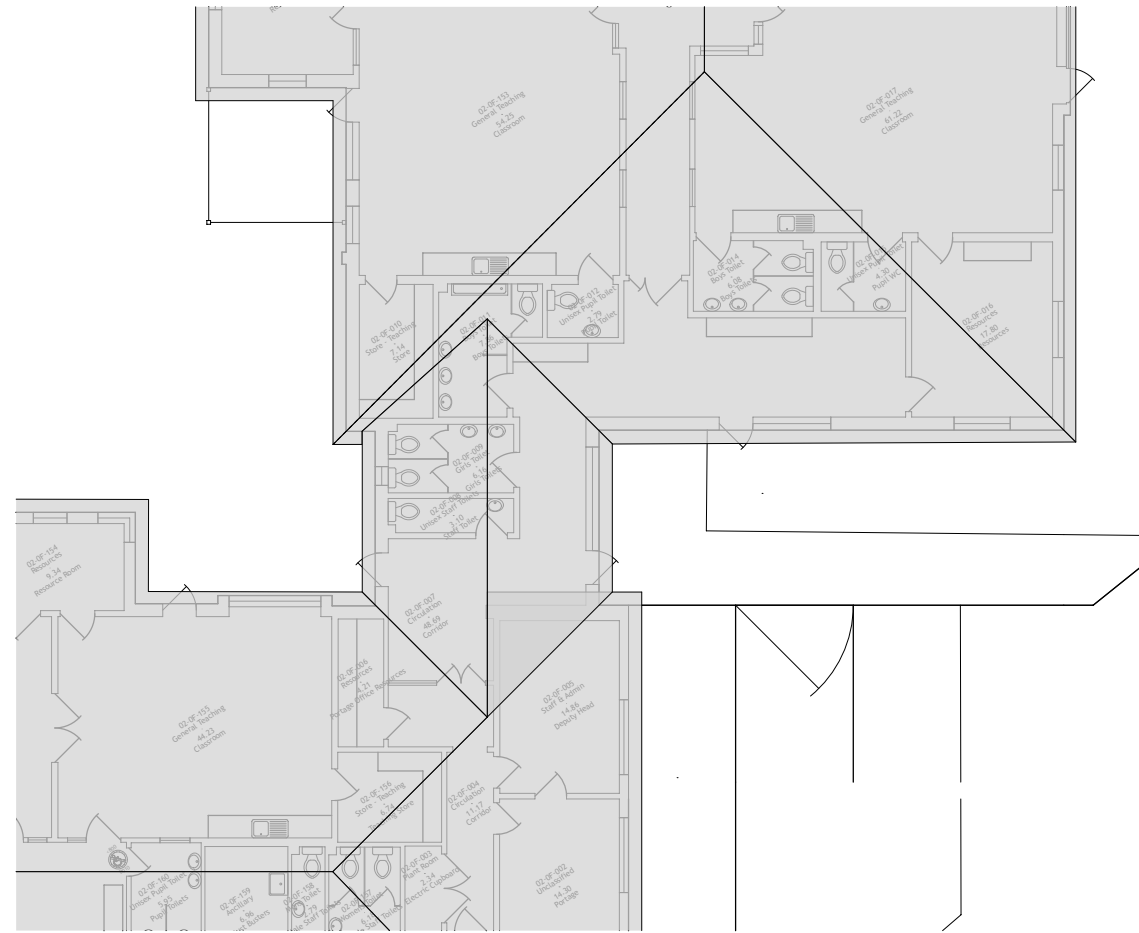
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REVISIONS

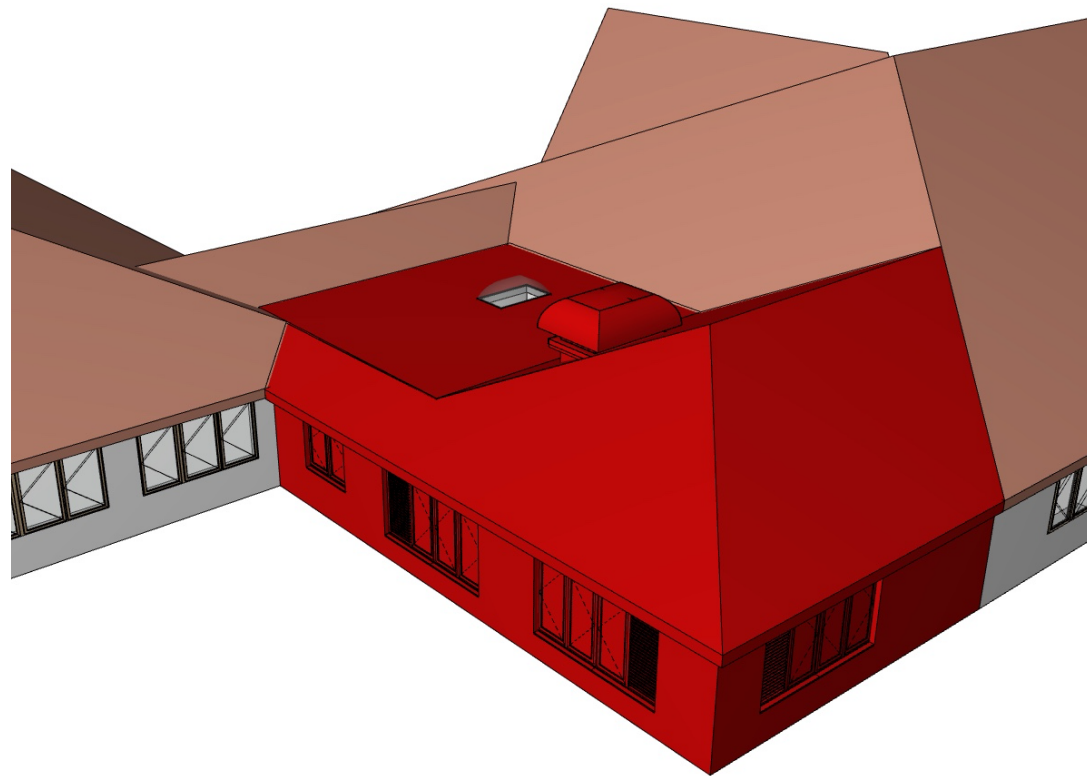
REV: DATE - DRAWN - CHECKED: NOTES
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A: 22.06.22 - KA - LN: Flat roof changed to pitch and flat roof. Circular window changed to rectangular.



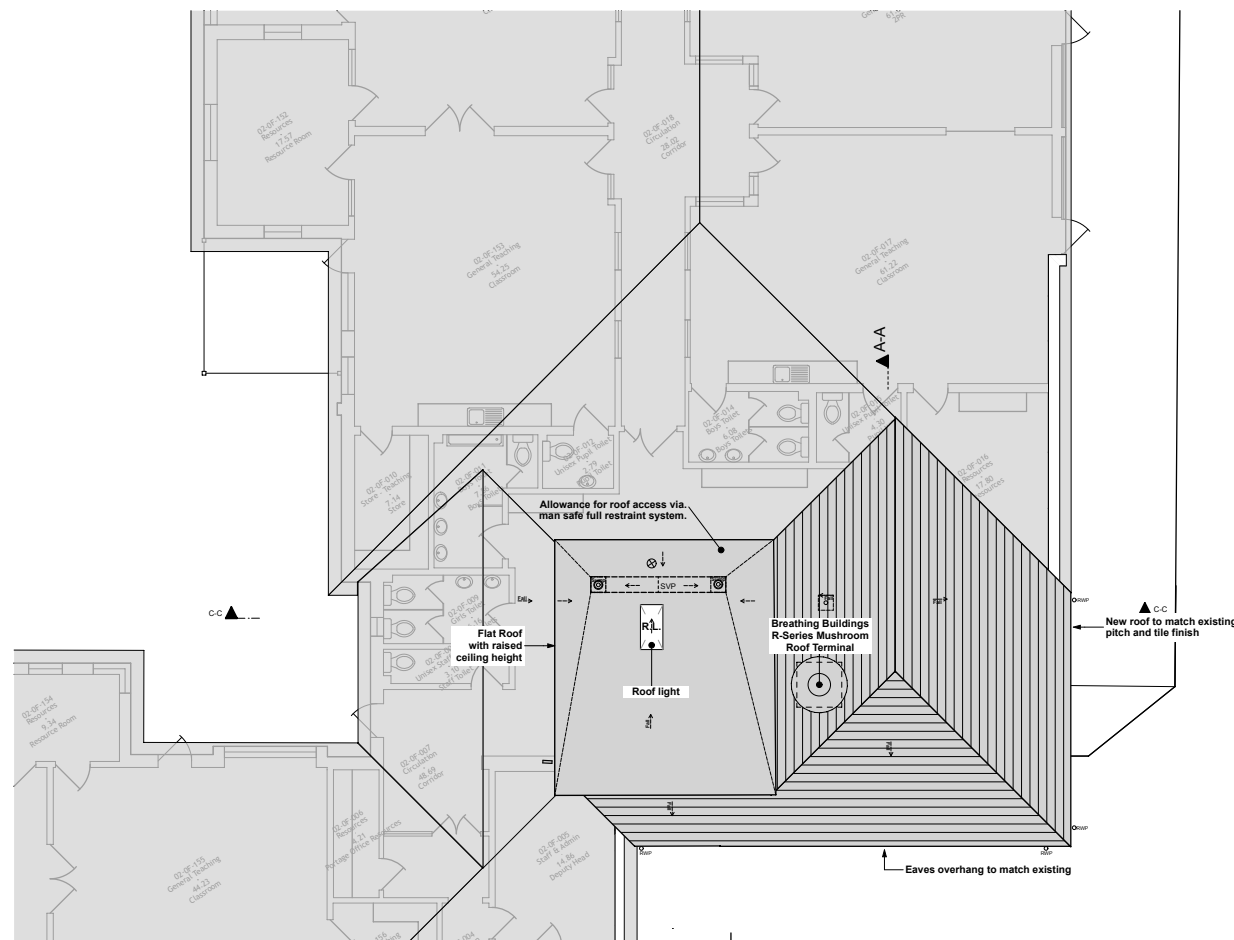
Key Plan - 1:500@A1



Existing Roof Plan - 1:100@A1



Proposed 3D View (NTS) - Proposal Highlighted Red



Proposed Roof Plan - 1:100@A1

DRAWING TITLE

Proposed Roof Plan

PROJECT

Milestone School

CLIENT

SAND Academy Trust

SCALE

1:100@A1

DATE

May 2022



DRAWING NO.

REV

6457-P-900

A