

## 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

MATT

Surname

FERRIS

Company Name

### Address

Address line 1

104 Oxstalls Lane

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL2 9HX

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)

<p><b>Type:</b> Walls</p> <p><b>Existing materials and finishes:</b> RED FACING BRICKS</p> <p><b>Proposed materials and finishes:</b> RED FACING BRICKS TO MATCH EXISTING</p>
<p><b>Type:</b> Roof</p> <p><b>Existing materials and finishes:</b> DOUBLE ROMAN CONCRETE TILES</p> <p><b>Proposed materials and finishes:</b> DOUBLE ROMAN CONCRETE TILES</p>

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

- Yes  
 No

## 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

**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

104 OXSTALLS DRIVE

Date (must be pre-application submission)

07/04/2022

Details of the pre-application advice received

#### Design Assessment

Due to ongoing IT disruptions I am unable to make a detailed check of the site history but, I understand from a discussion on site that the full depth proposal (as shown on plan numbers PR01 – Proposed Floor Plans and PR03 – Proposed Elevations) was viewed as an unacceptable design due to the severity of adverse impacts that would be caused to the residential amenities of the adjoining property at 102 Oxstalls Drive.

My review of the revised floor plans, reducing the depth of the one-and-a-half storey rear projection by approximately 1 metre should bring the proposal much better into line with the design advice of the HEG. Further to this, I consider that overlooking from the proposed inset balcony would not be severe and would not create any views over private areas of neighbouring properties (i.e. habitable room windows or rear patio/sitting out areas).

As a result, I am of the view that the impacts on neighbouring residential amenities would be reduced and would no longer be unacceptable. As such, a future formal planning submission for the reduced scheme should be able to be supported on design grounds.

#### Flood Risk

Part of the site is within Flood Zone 2, in relatively close proximity to Flood Zone 3. I do not believe the proposed extension would extend into Flood Zone 3, but any future application should include a Flood Risk Assessment, completed in line with the Environment Agency's (EA's) Standing Advice available [HERE](#) .

In addition to the EA's Standing Advice, consideration should be given to surface water management as direct connection into the public sewer or a nearby watercourse may not be suitable in this location.

Gloucester City is within an area notified by the EA as having critical drainage problems. A concern of the JCS (and emerging GCP) is where the cumulative impact of a number of smaller developments would have a significant effect on local flood storage capacity or flood flows (so increasing off-site flood risk). As such, development that involves the creation of significantly sized impermeable areas can be considered to be unacceptable unless reasonable mitigation can be secured.

The city council also has unadopted guidance relating to new development and drainage. It asks for the submission of drainage scheme details for developments creating over 50sq.m of impermeable surface or any proposed householder development within Flood Zone 2. I have attached the guidance for your convenience and advise that it is reviewed and at least indicative surface water drainage details are submitted along with any future application. It is possible that full technical details would be required to be secured by a planning condition so, to avoid such a scenario you may wish to provide full details of the surface water management system at application stage.

## 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

MATT

Surname

FERRIS

Declaration Date

21/04/2022

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

JACK WINCHLE

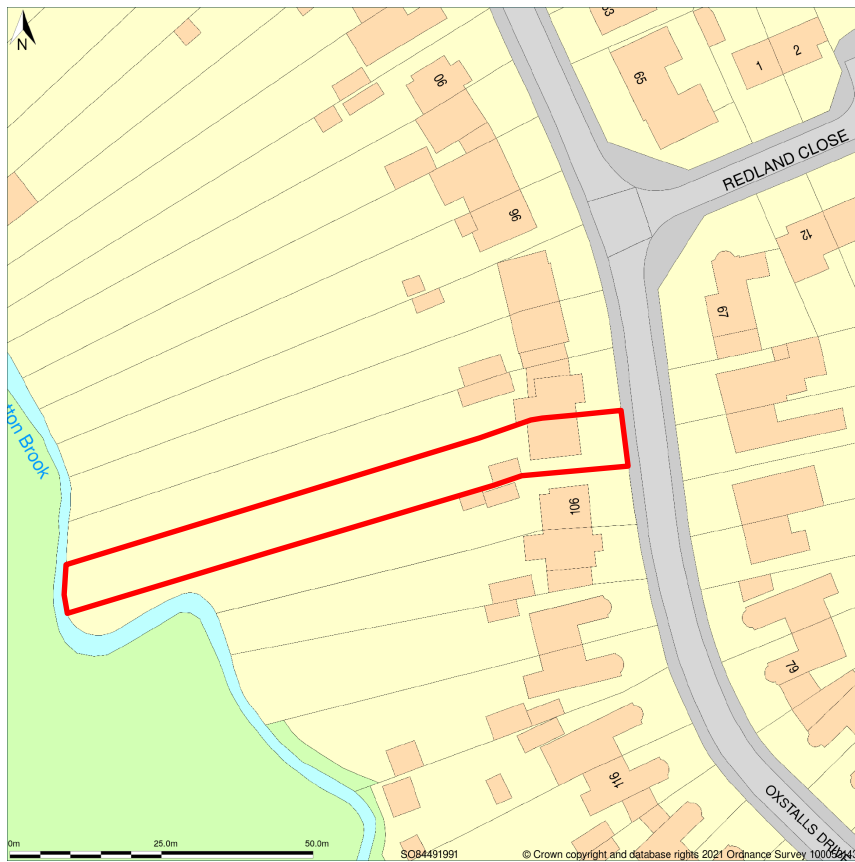
Date

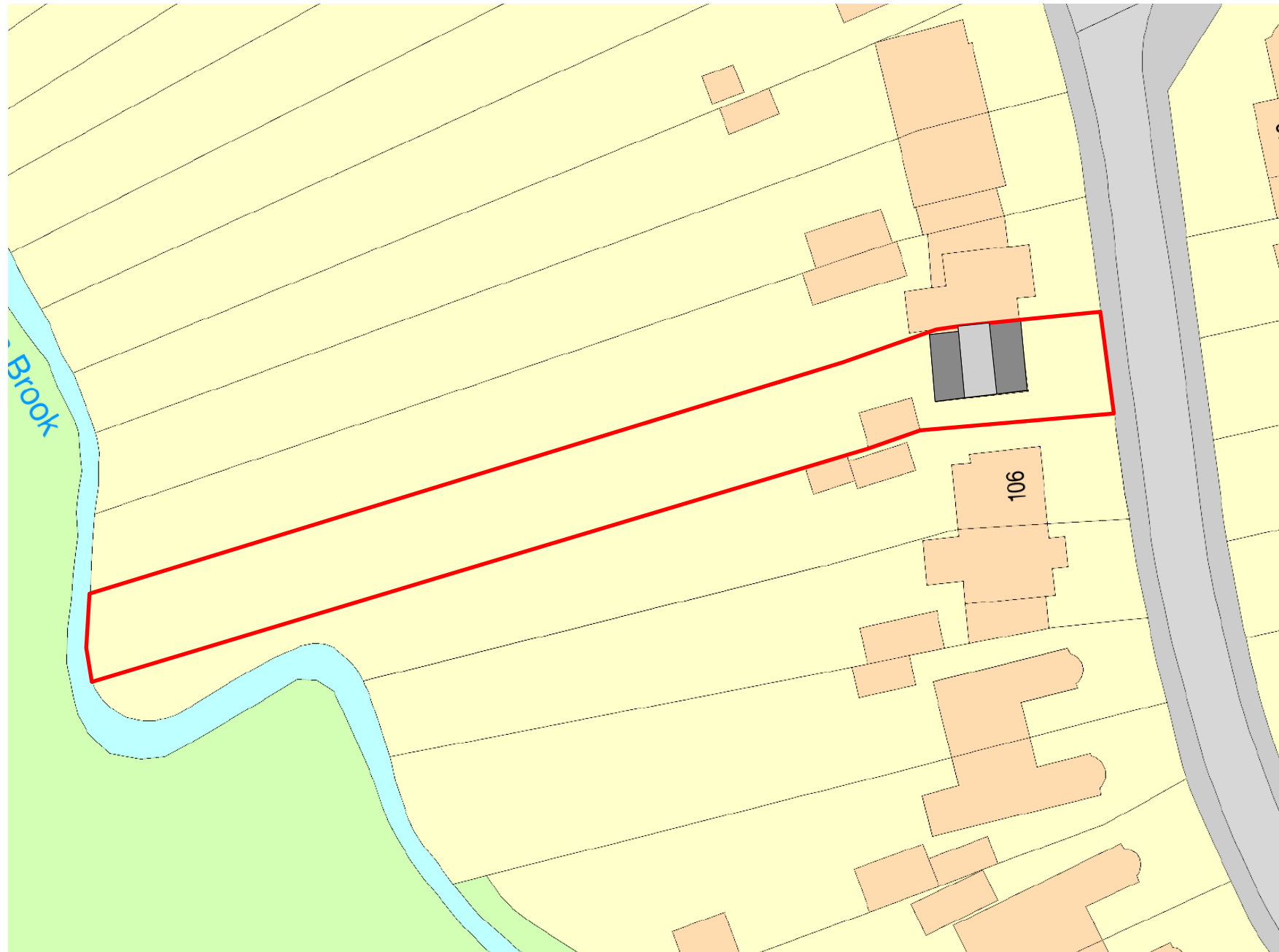
22/04/2022





# SITE LOCATION PLAN

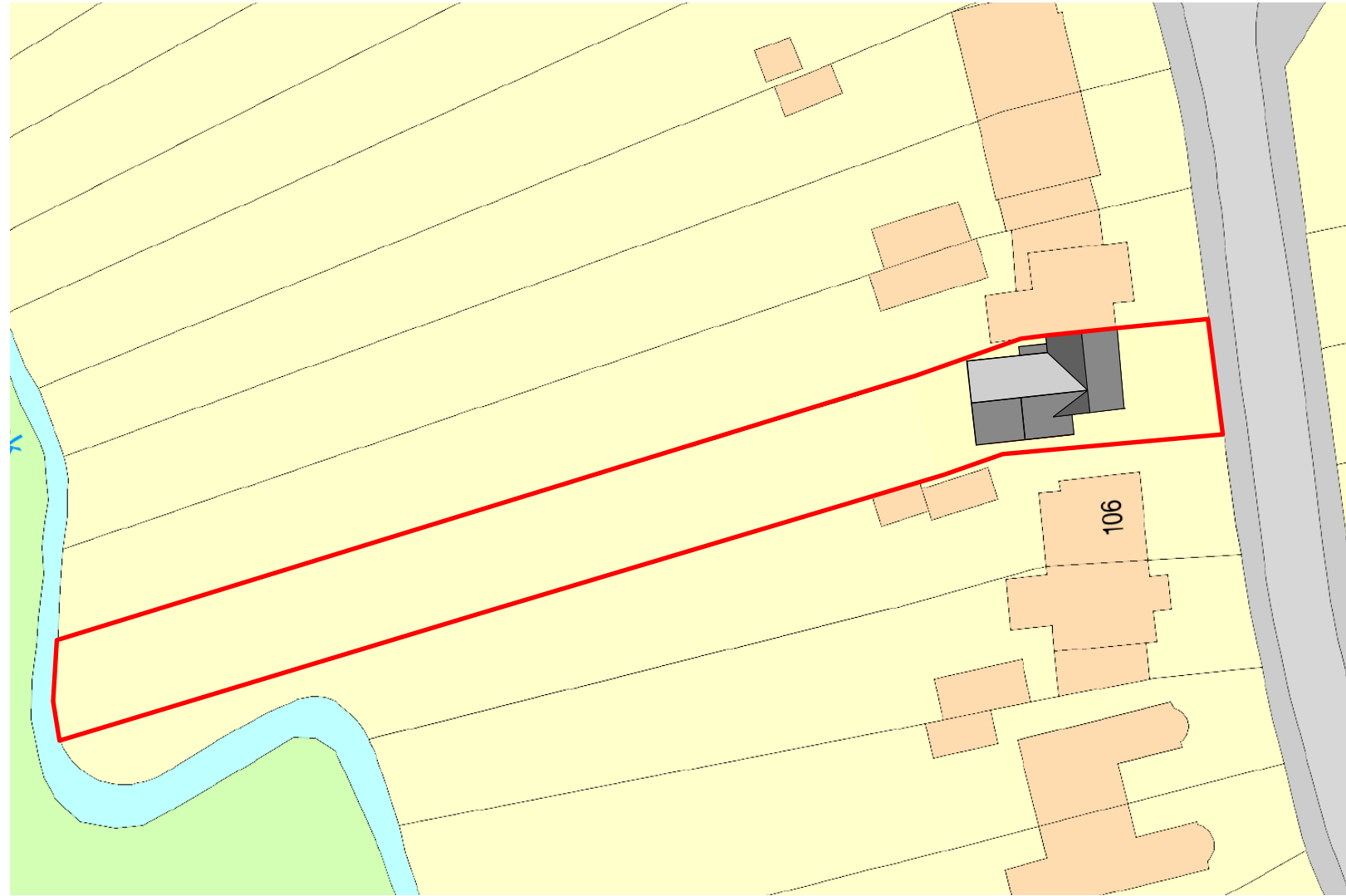
SCALE 1:1250 @A4  
104 OXSTALLS DRIVE







EX03 Existing Site Plan  
1:500 @ A3

	Email: info@jwarchitecturalstudio.com 	23a Parsonage Street Dursley Gloucestershire GL11 4BW	DRAWING No	REV	DRAWING TITLE	PROJECT	SCALE	DATE	CLIENT	DRAWN BY	COPYRIGHT NOTICE
			<b>EX03</b>		Existing Site Plan	104 Oxstalls Drive	1:500@A3	25/03/2021	Matt Ferris	J.W	THIS DOCUMENT IS SUBJECT TO COPYRIGHT AND SHOULD ONLY BE DOWNLOADED OR PRINTED AT THE CORRECT SCALE



PR04 Proposed Site Plan  
1:500 @ A3

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			PR04		Proposed Site Plan	104 Oxstalls Drive	1:500@A3	12/04/2022	Matt Ferris	J.W	THIS DOCUMENT IS SUBJECT TO COPYRIGHT AND SHOULD ONLY BE DOWNLOADED OR PRINTED AT THE CORRECT SCALE

# **FLOOD RISK ASSESMENT**

**APPLICATION: ERRECTION OF A TWO STOREY REAR EXTENSION**

**104 OXSTALLS DRIVE, LONGLEVENS GLOUCESTER, GL2 9DE**

REPORT COMPLETED BY: JW ARCHITECTURAL STUDIO

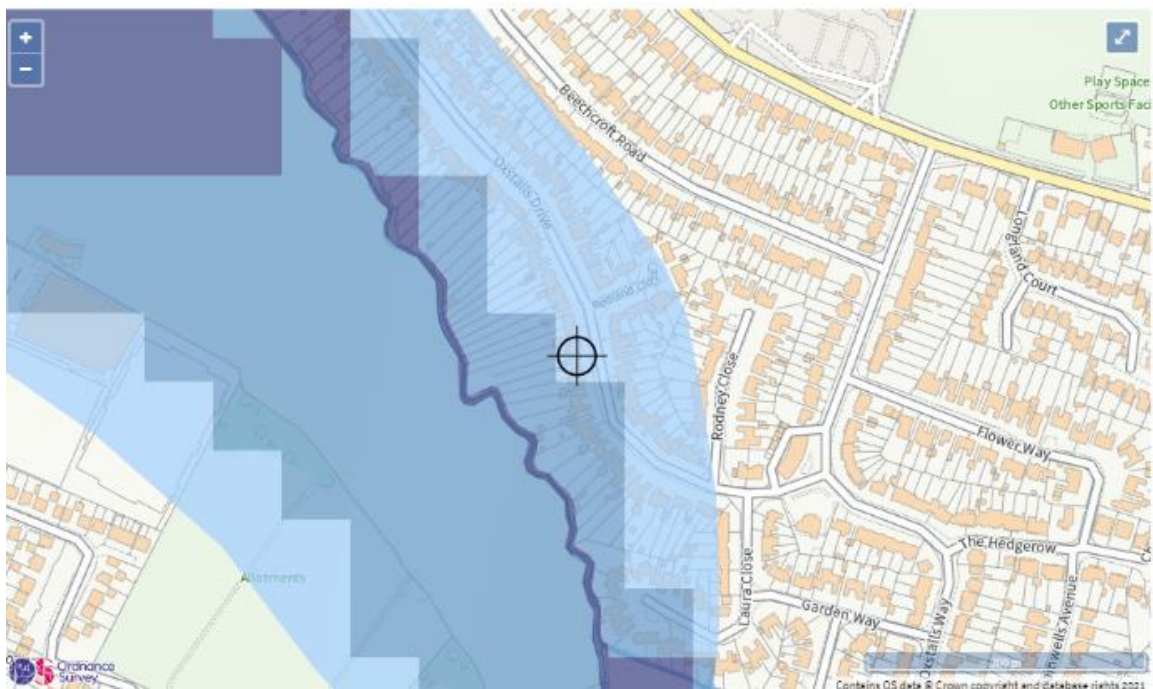
**ADDRESS OF PROPERTY:** 104 OXSTALLS DRIVE, LONGLEVENS,  
GLOUCESTER, GL2 9DE

**EASTINGS/NORTHINGS:** 384484/219992

**FLOOD ZONE:** FLOOD ZONE 2 AND 3

### **FLOOD RISK ASSEMENT**

- 1) There are currently no flood defences protecting this site.
- 2) Proposed Development levels for the road and ground floor level will match the existing finish floor levels. The minimum finish floor level will be a minimum of 150mm above external ground level to address the low to medium flood risk.
- 3) All new internal sockets to be 600mm above finish floor level to minimise risk of flood damage to the electrical circuit.
- 4) Surface water will be dealt with by using sustainable drainage by discharging to a new soakaway.
- 5) All new development of materials will be in accordance with a full flood risk assessment if required and will be carried out by a professional third party.



*Figure 1: extent of flooding map showing extent of flooding*

## Flood map for planning

Your reference  
104 OXSTALLS

Location (easting/northing)  
384484/219992

Created  
20 Sep 2021 15:28

**Your selected location is in flood zone 2, an area with a medium probability of flooding.**

### **This means:**

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see [www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

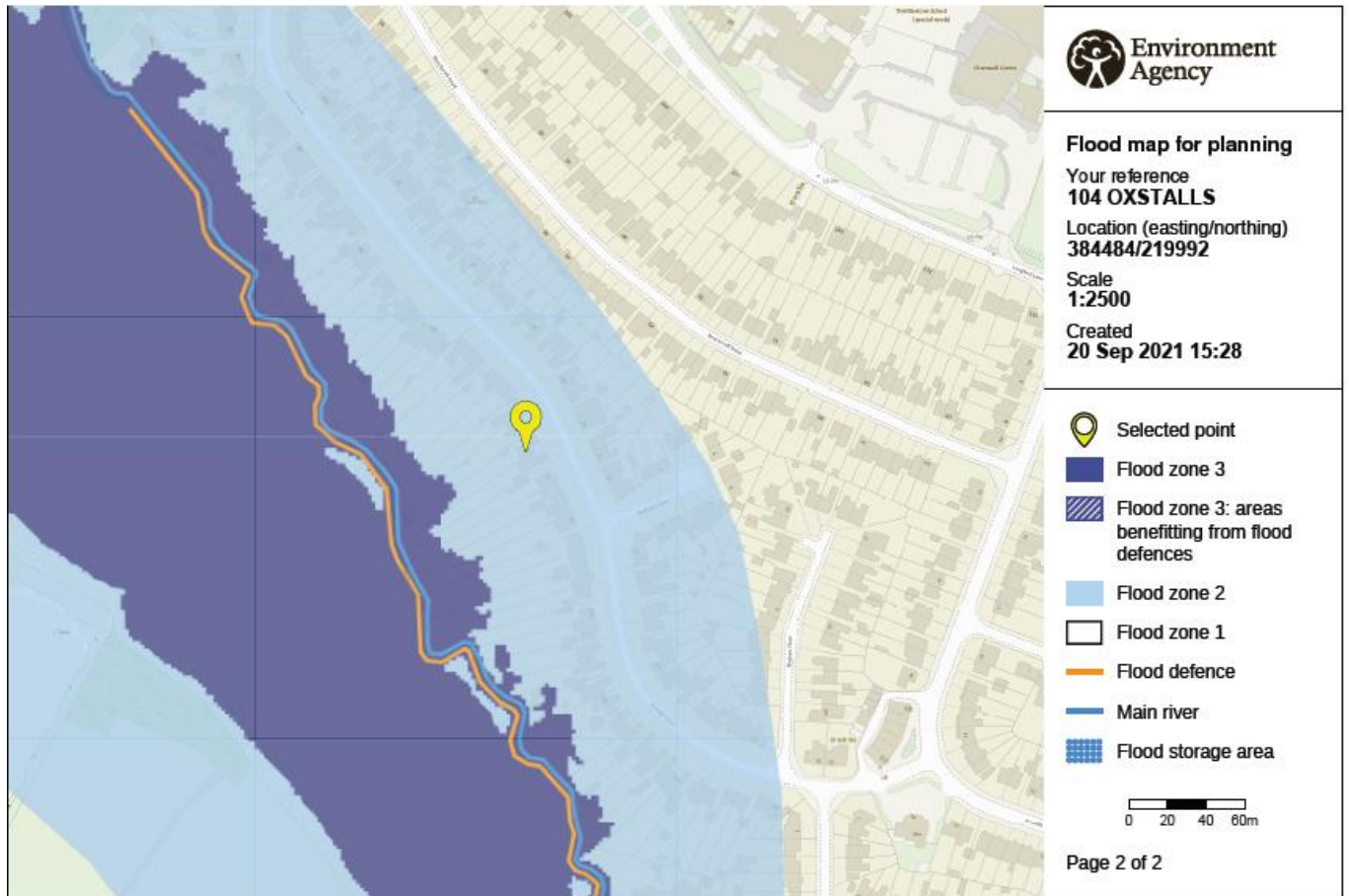
### **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

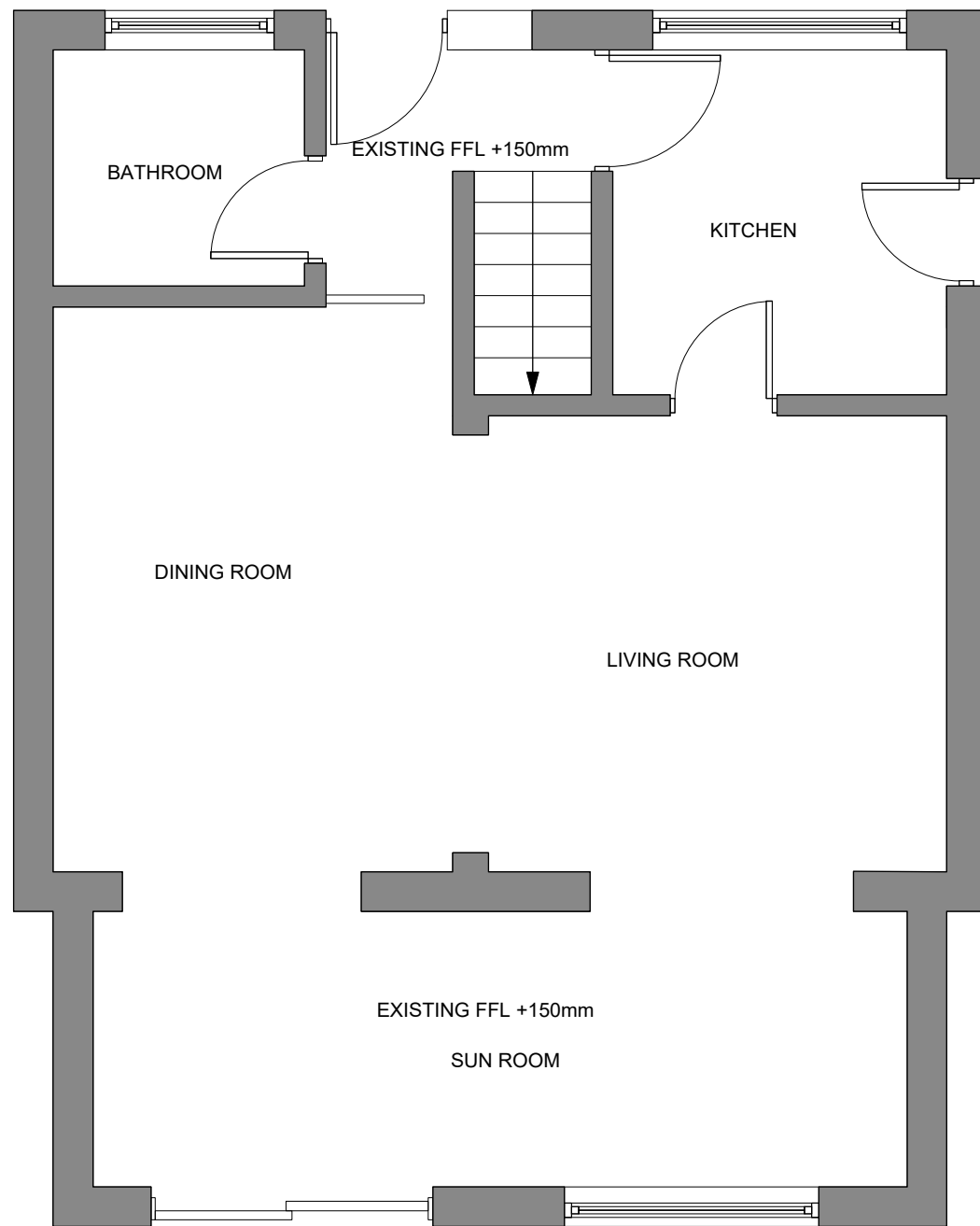
Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

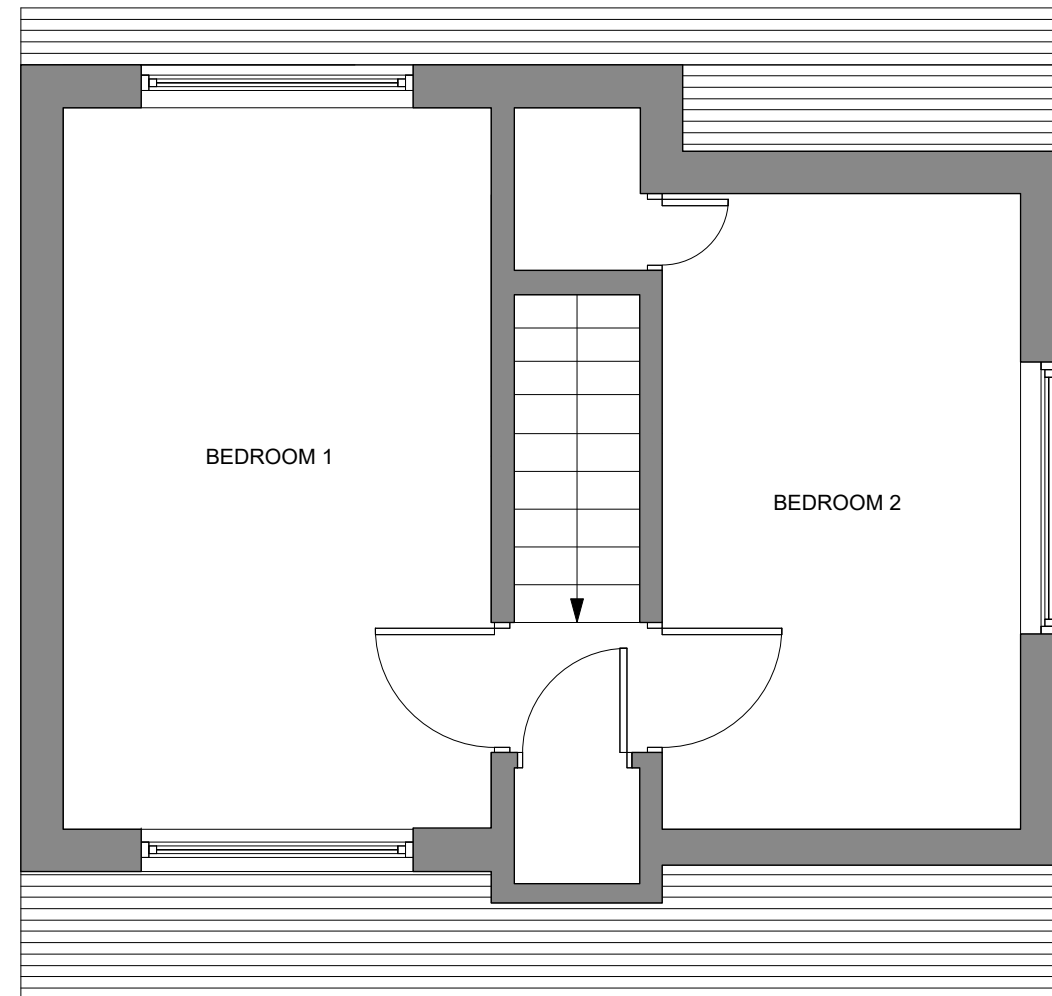


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Figure 2: Flood zone map for 104 Oxtalls Drive



EX01 Existing Ground Floor  
1:50 @ A3



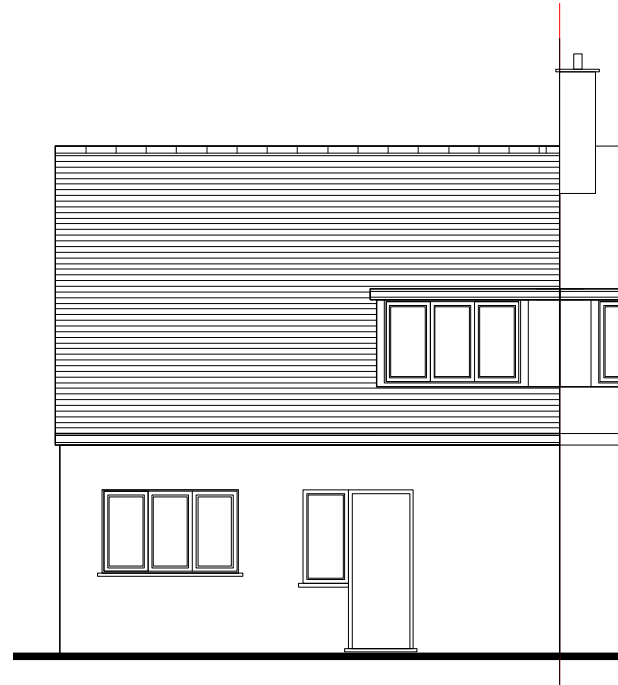
EX01 Existing First Floor  
1:50 @ A3



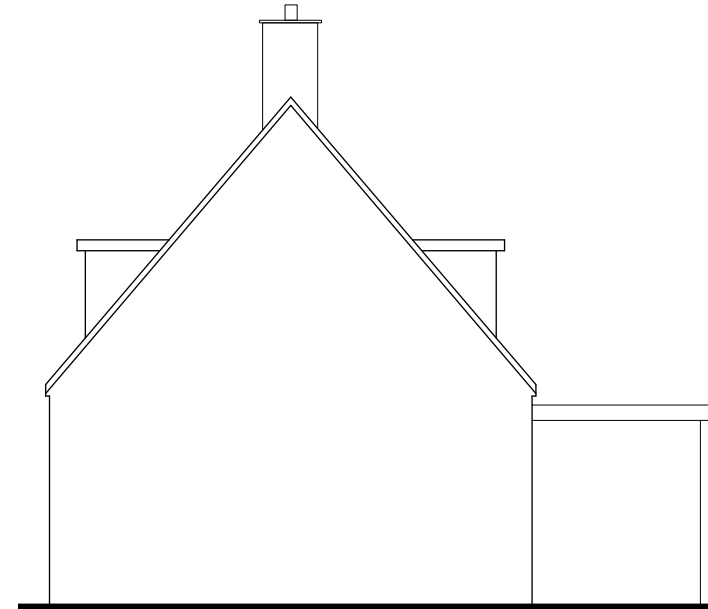
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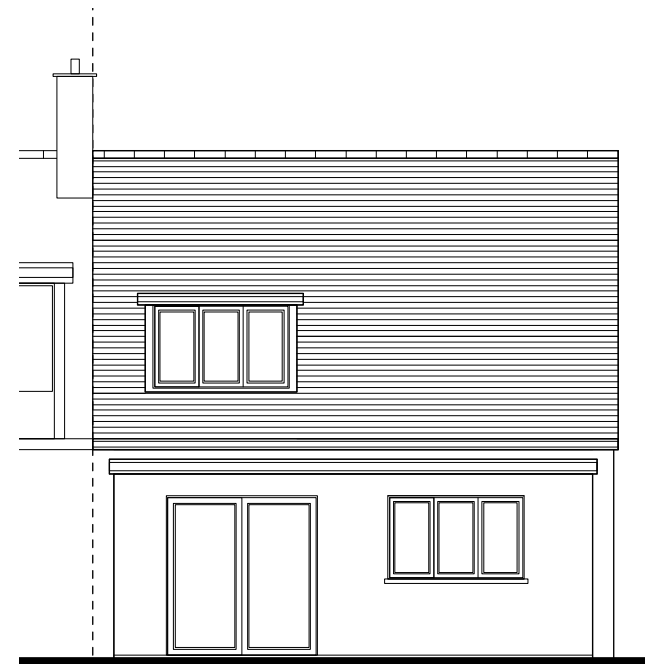
EX02 Existing Front Elevation  
1:100 @ A3



EX02 Existing Side Elevation  
1:100 @ A3



EX02 Existing Side Elevation  
1:100 @ A3

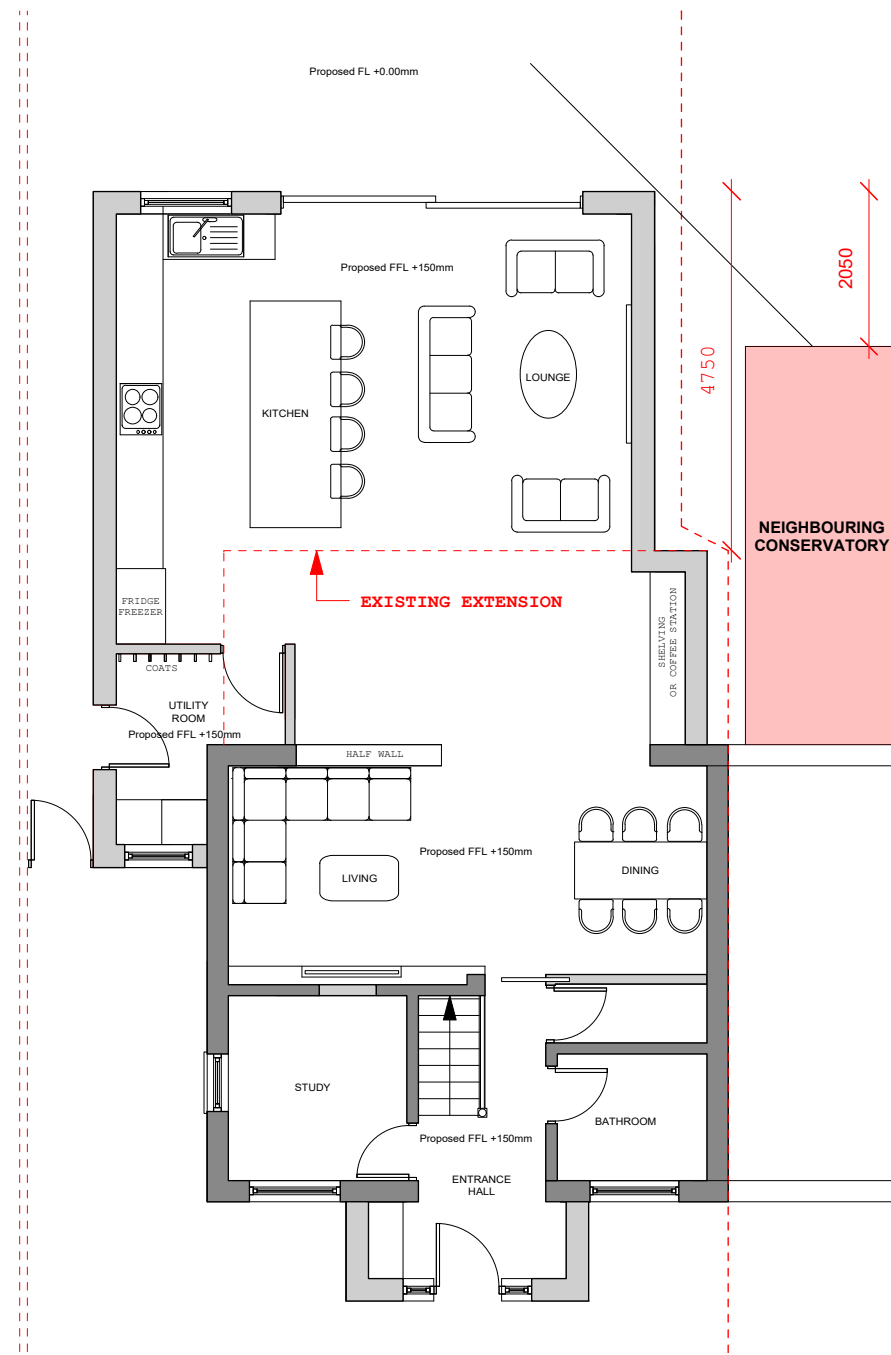


EX02 Existing Rear Elevation  
1:100 @ A3

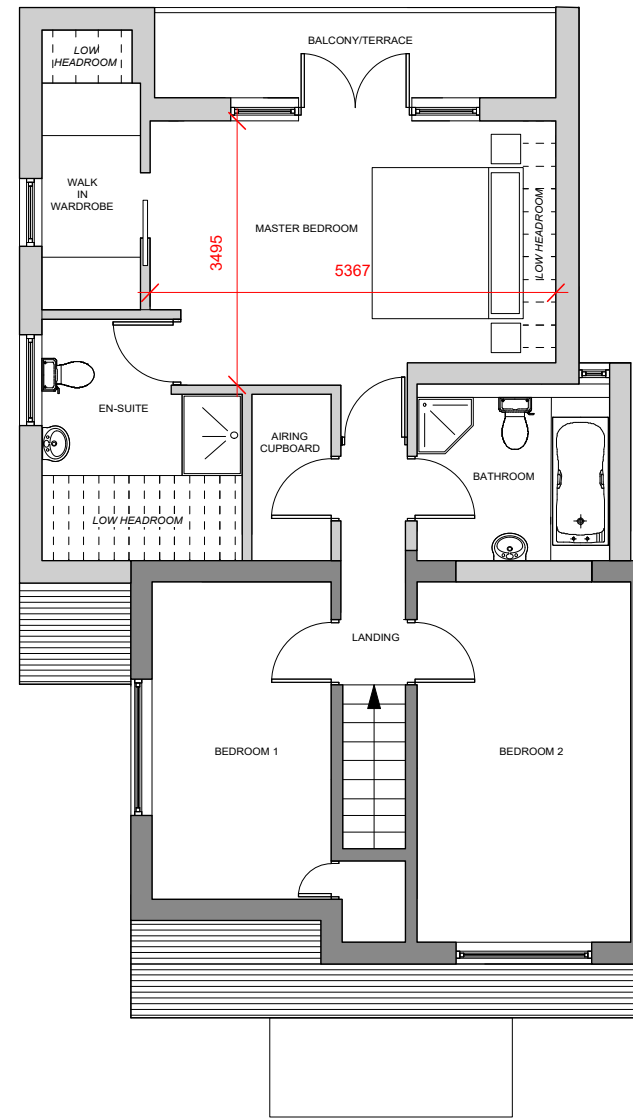


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<b>EX02</b>		Existing Elevations	104 Oxstalls Drive	1:100@A3	25/03/2021	Matt Ferris	J.W	THIS DOCUMENT IS SUBJECT TO COPYRIGHT AND SHOULD ONLY BE DOWNLOADED OR PRINTED AT THE CORRECT SCALE



**PR01** Proposed Ground Floor  
1:100 @ A3

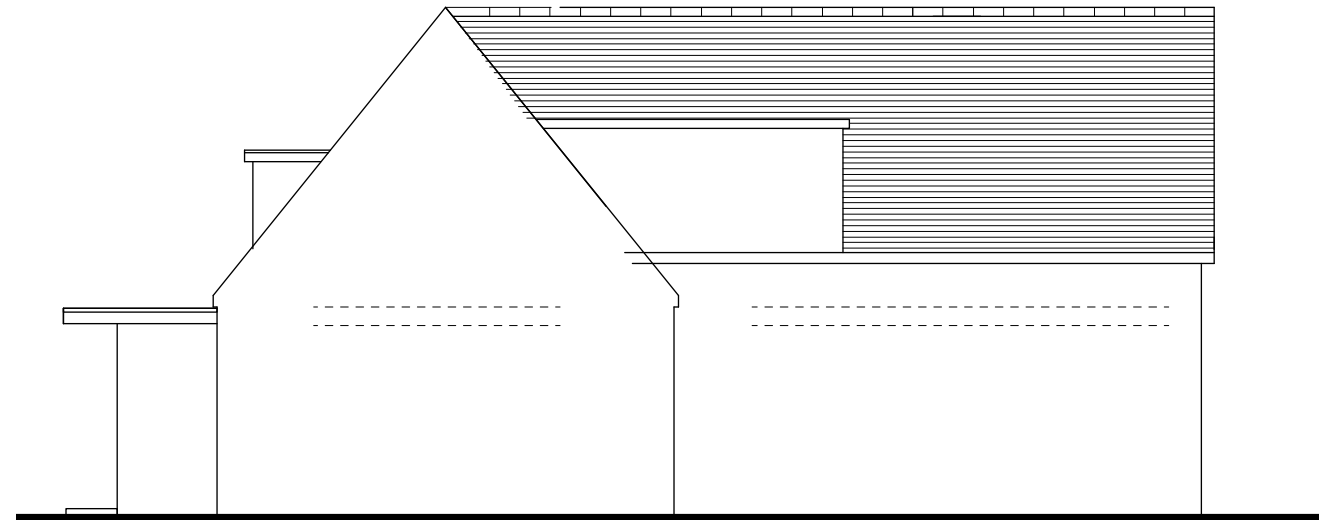


**PR01** Proposed First Floor  
1:100 @ A3





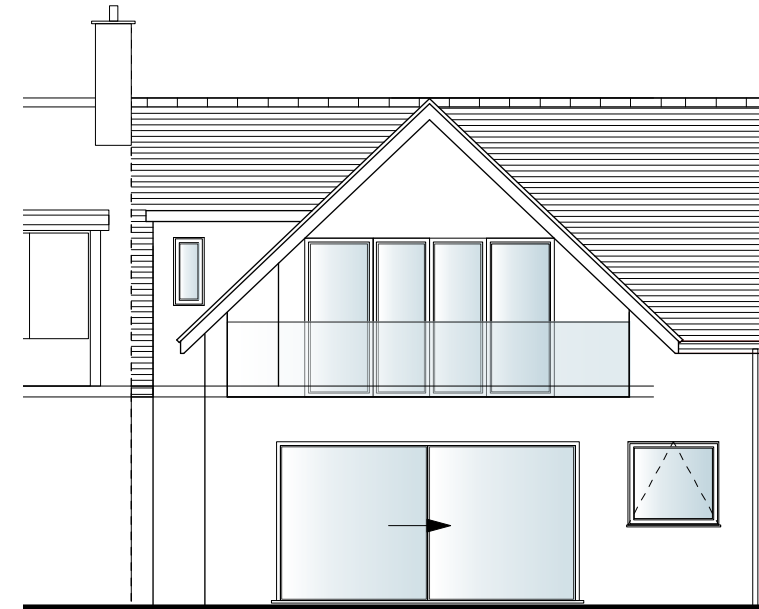
PR03 Proposed Front Elevation  
1:100 @ A3



PR03 Proposed Side Elevation  
1:100 @ A3



PR03 Proposed Side Elevation  
1:100 @ A3

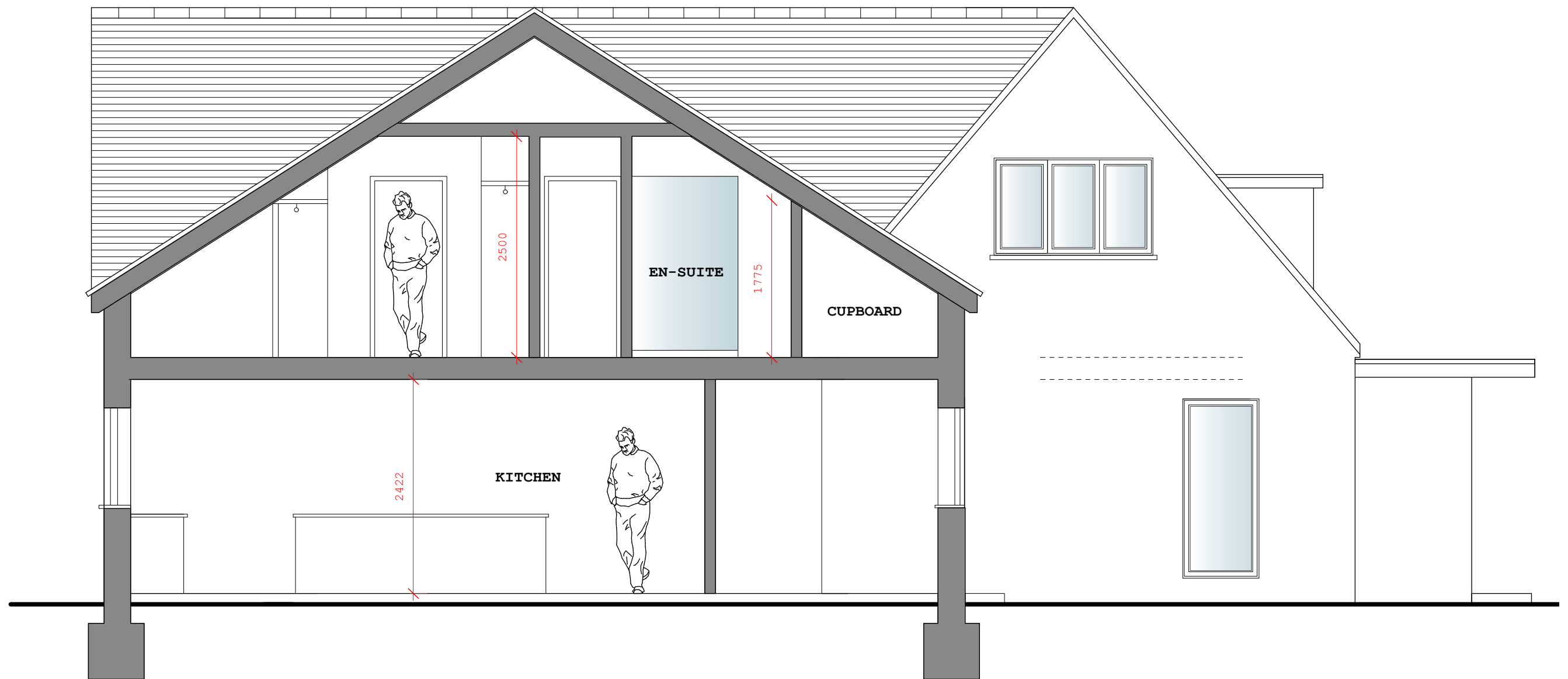


PR03 Proposed Rear Elevation  
1:100 @ A3





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<b>PR03</b>		Proposed Elevations	104 Oxstalls Drive	1:100@A3	12/04/2021	Matt Ferris	J.W	THIS DOCUMENT IS SUBJECT TO COPYRIGHT AND SHOULD ONLY BE DOWNLOADED OR PRINTED AT THE CORRECT SCALE



PR05 Proposed Section AA  
1:50 @ A3

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			PR05		Proposed Section	104 Oxstalls Drive	1:50@A3	31/03/2021	Matt Ferris	J.W	THIS DOCUMENT IS SUBJECT TO COPYRIGHT AND SHOULD ONLY BE DOWNLOADED OR PRINTED AT THE CORRECT SCALE