

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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	18
Suffix	
Property name	
Address line 1	Cosford Close Kingsway
Address line 2	Quedgeley
Address line 3	
Town/city	Gloucester
Postcode	GL2 2BQ

Description of site location must be completed if postcode is not known:

Easting (x)	381399
Northing (y)	214190

Description

2. Applicant Details

Title	Mrs
First name	Eleanor
Surname	Hutchison
Company name	
Address line 1	18, Cosford Close Kingsway
Address line 2	Quedgeley
Address line 3	
Town/city	Gloucester
Country	

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without consent? Yes No

5. 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):

Walls	
Description of existing materials and finishes (optional):	Red brickwork
Description of proposed materials and finishes:	Red brickwork to match existing

5. Materials

Roof	
Description of existing materials and finishes (optional):	Concrete tiles
Description of proposed materials and finishes:	Concrete tiles to match existing

Windows	
Description of existing materials and finishes (optional):	White uPVC
Description of proposed materials and finishes:	White uPVC to match existing

Doors	
Description of existing materials and finishes (optional):	White uPVC
Description of proposed materials and finishes:	White uPVC 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

21-015 P-001 Site Location & Block Plans
21-015 P-002 Existing Plans & Section
21-015 P-003 Existing Elevations
21-015 P-100 Proposed Plans & Section
21-015 P-200 Proposed Elevations
21-015 Planning Statement

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

9. 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

10. Pre-application Advice

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

Yes No

11. 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.

Yes No

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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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	<input type="text" value="Mr"/>
First name	<input type="text" value="Chris"/>
Surname	<input type="text" value="Gray"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="05/01/2022"/>

Declaration made

13. Declaration

I/we hereby apply for planning permission/consent 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.

Date (cannot be pre-application)

381300m 381400m 381500m

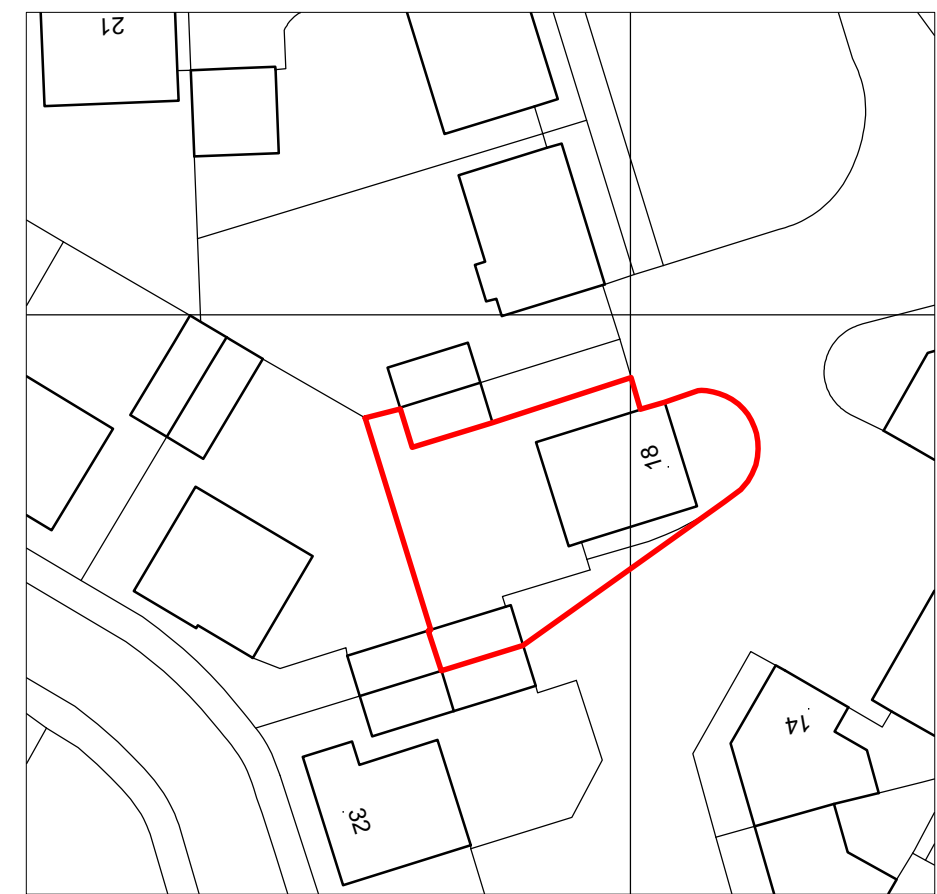
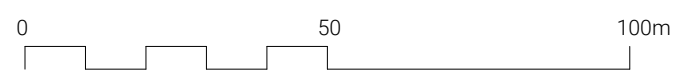
214300m

214200m

214100m



01 Site Location Plan
1:1250 @ A3



02 Site Block Plan
1:500 @ A3

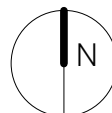


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- Site Boundary
- Land in Same Ownership
- - - Existing for Demolition



Client : Mrs Eleanor Hutchison	Title :	No. :	Rev	Date	Notes
Project : 18 Cosford Close Gloucester GL2 2BQ	Site Location & Block Plans	P-001	-	-	-
Ref : 21-015			Scale : As Shown	Status : PLANNING	Date : 01/2022

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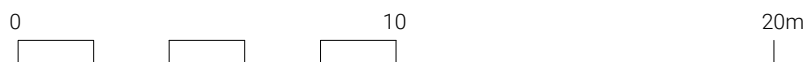
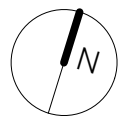
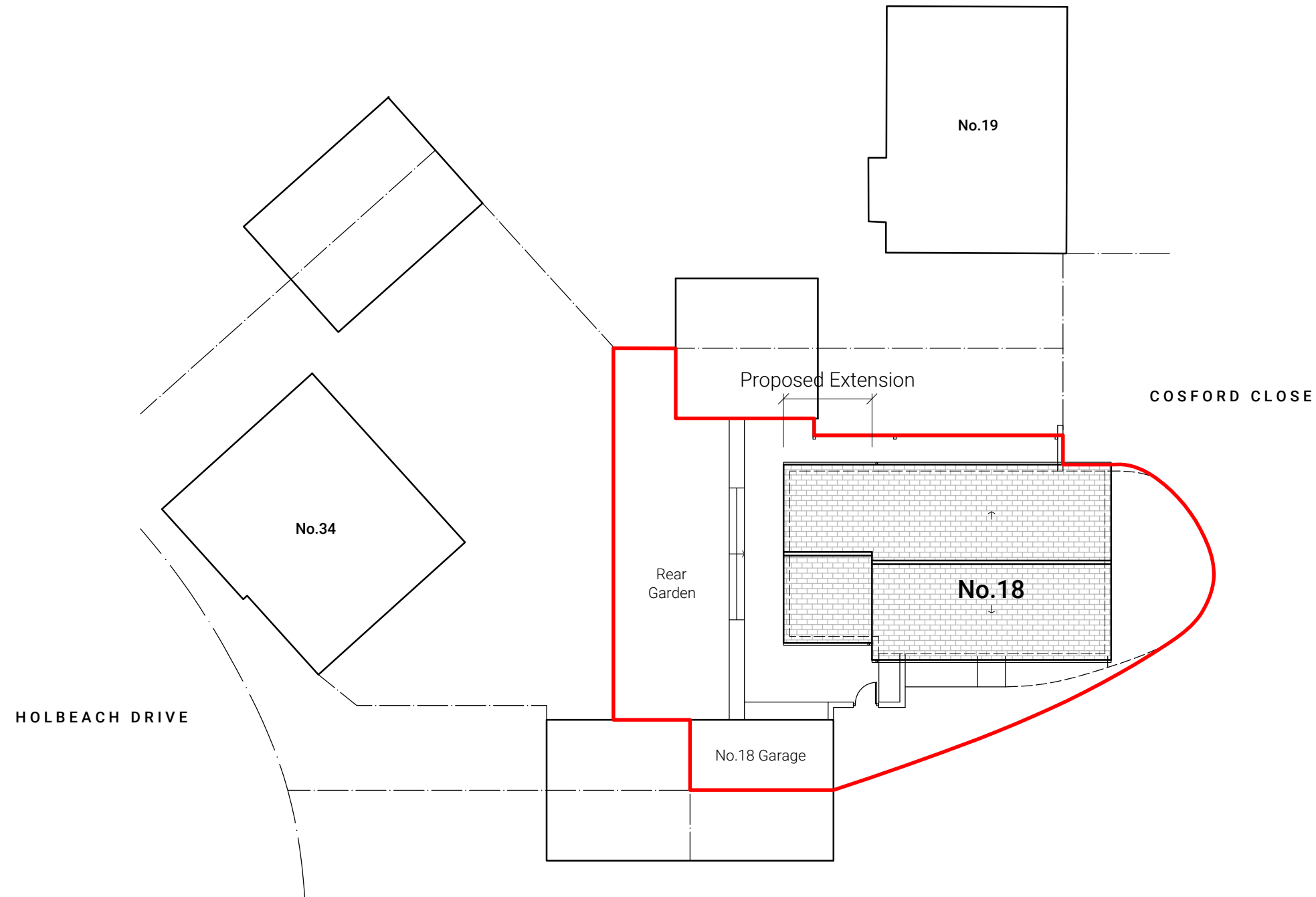
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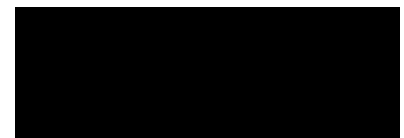
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- Site Boundary
- Land in Same Ownership
- - - - - Existing for Demolition



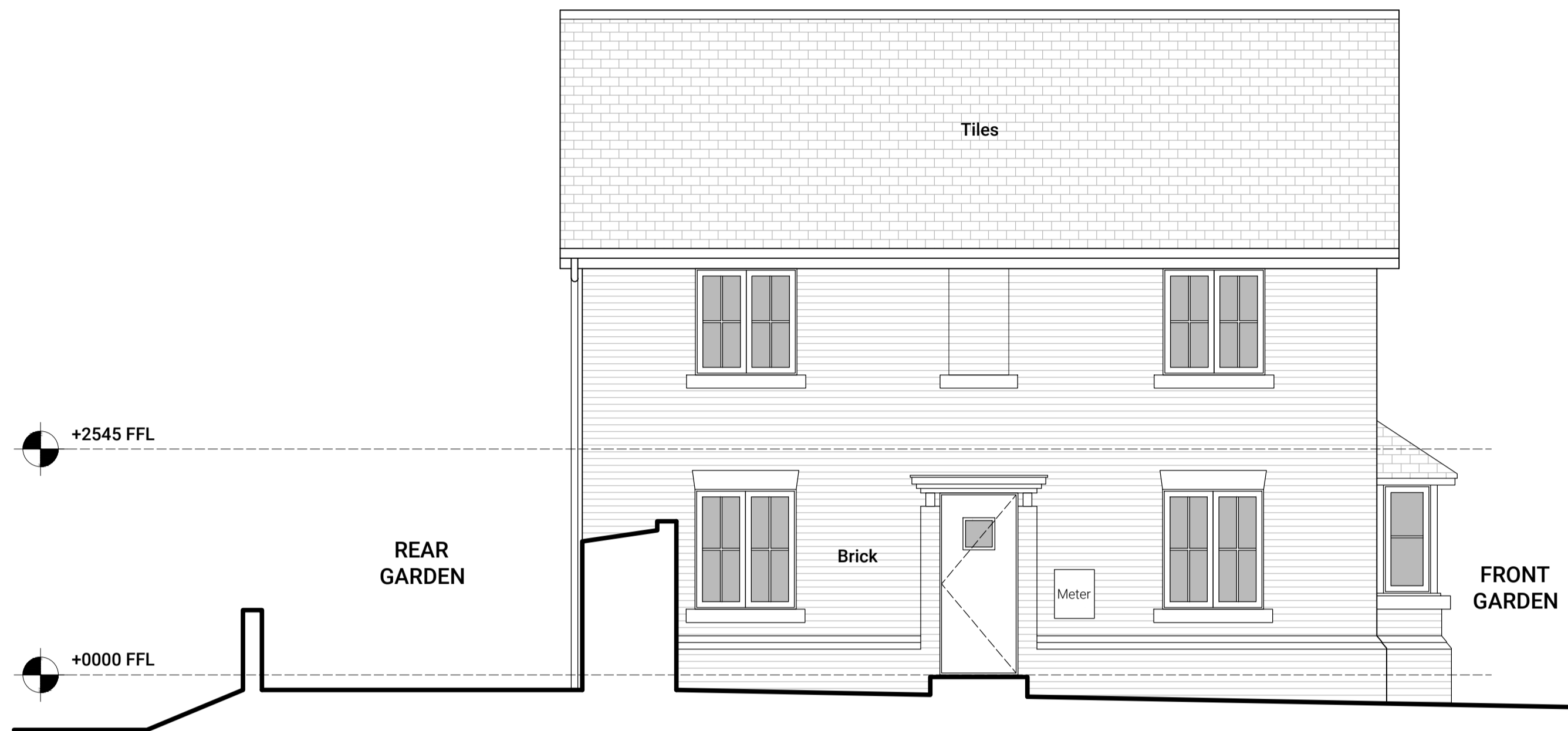
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Project :	18 Cosford Close Gloucester GL2 2BQ	Scale :			1:200 @ A3			Status :	PLANNING	Date :



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— Site Boundary
 — Land in Same Ownership
 - - - Existing for Demolition

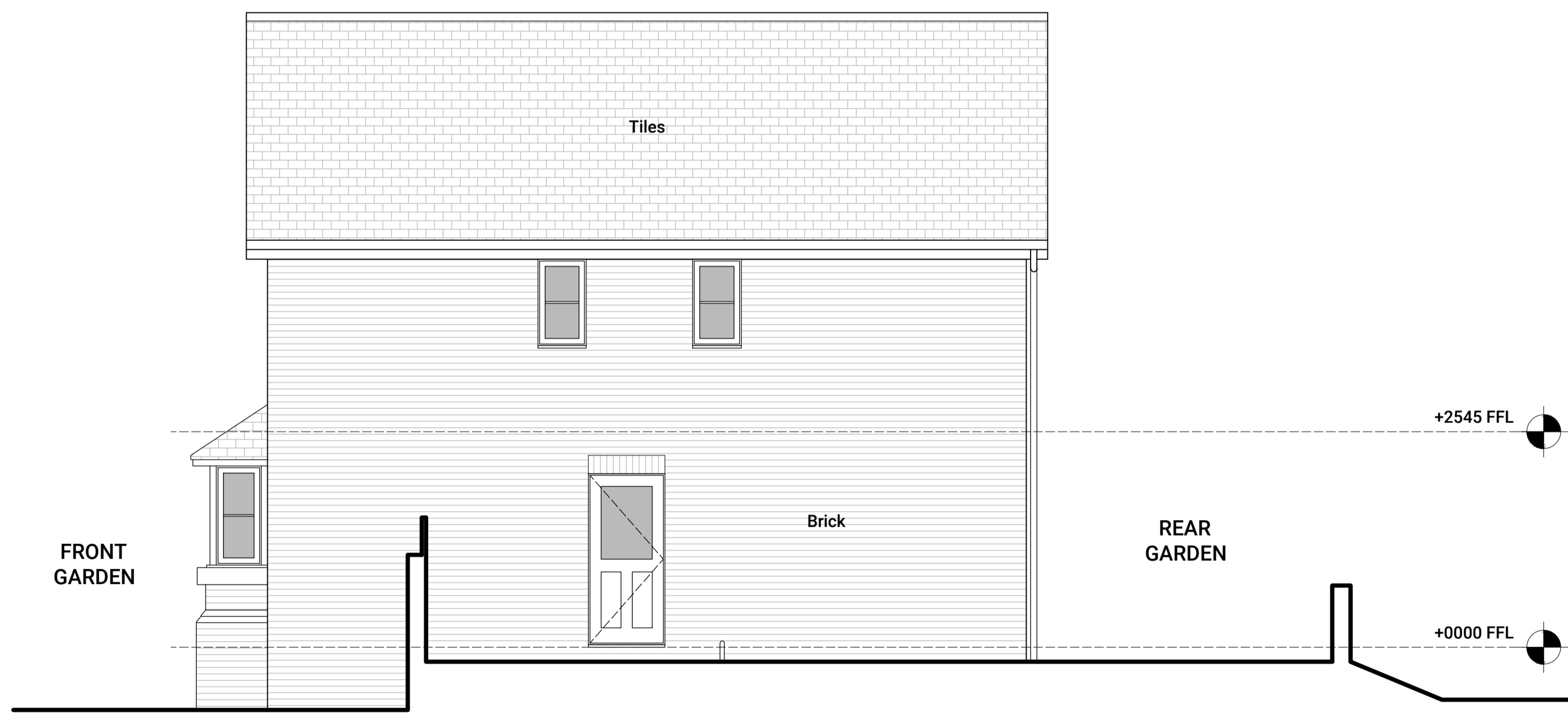
Rev	Date	Notes
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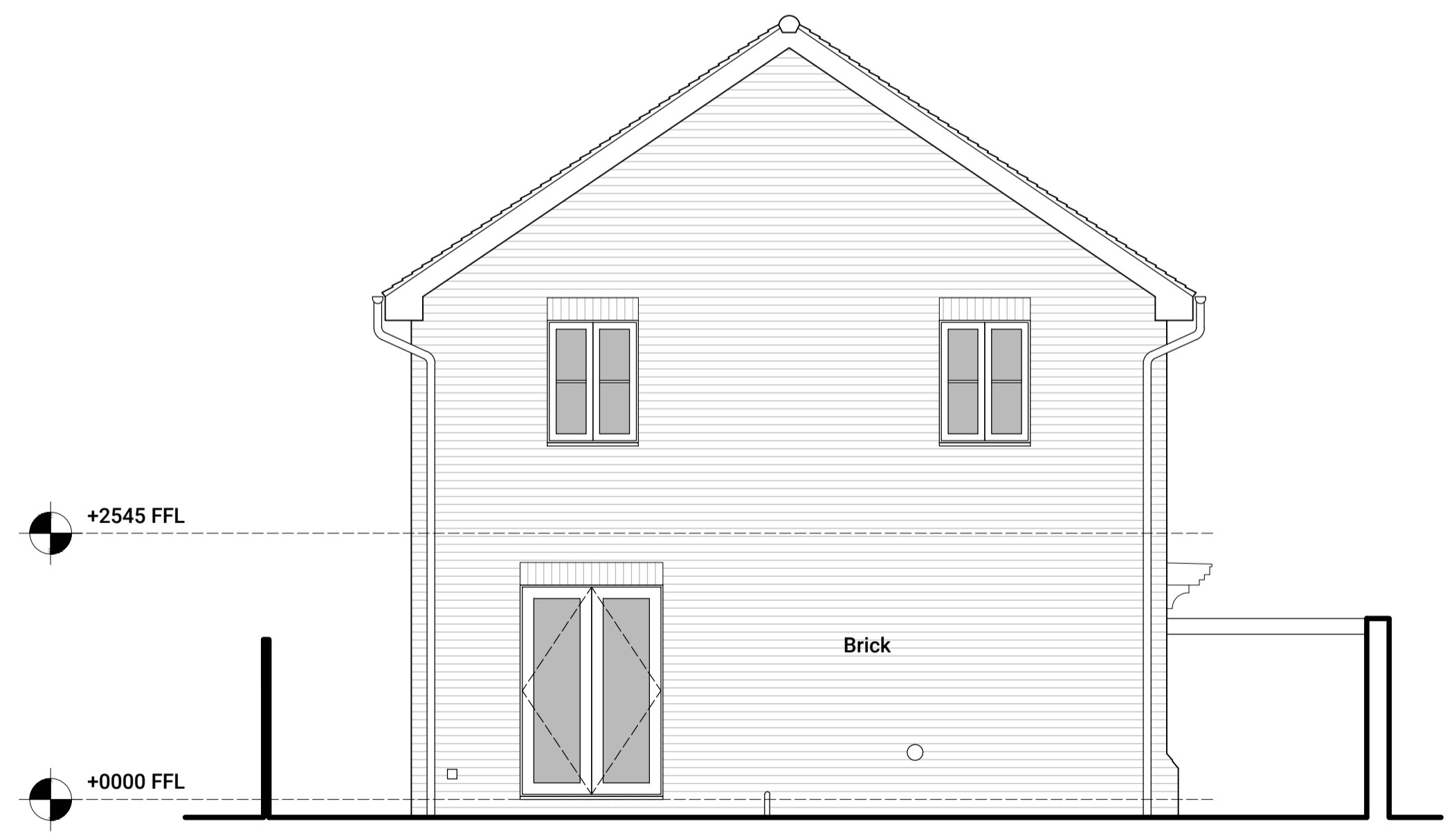
01 Existing Front (S) Elevation
 1:50 @ A1 / 1:100 @ A3



02 Existing Side (E) Elevation
 1:50 @ A1 / 1:100 @ A3



03 Existing Side (N) Elevation
 1:50 @ A1 / 1:100 @ A3



04 Existing Rear (W) Elevation
 1:50 @ A1 / 1:100 @ A3

Client :	Mrs Eleanor Hutchison
Project :	18 Cosford Close Gloucester GL2 2BQ
Ref :	21-015
Title :	

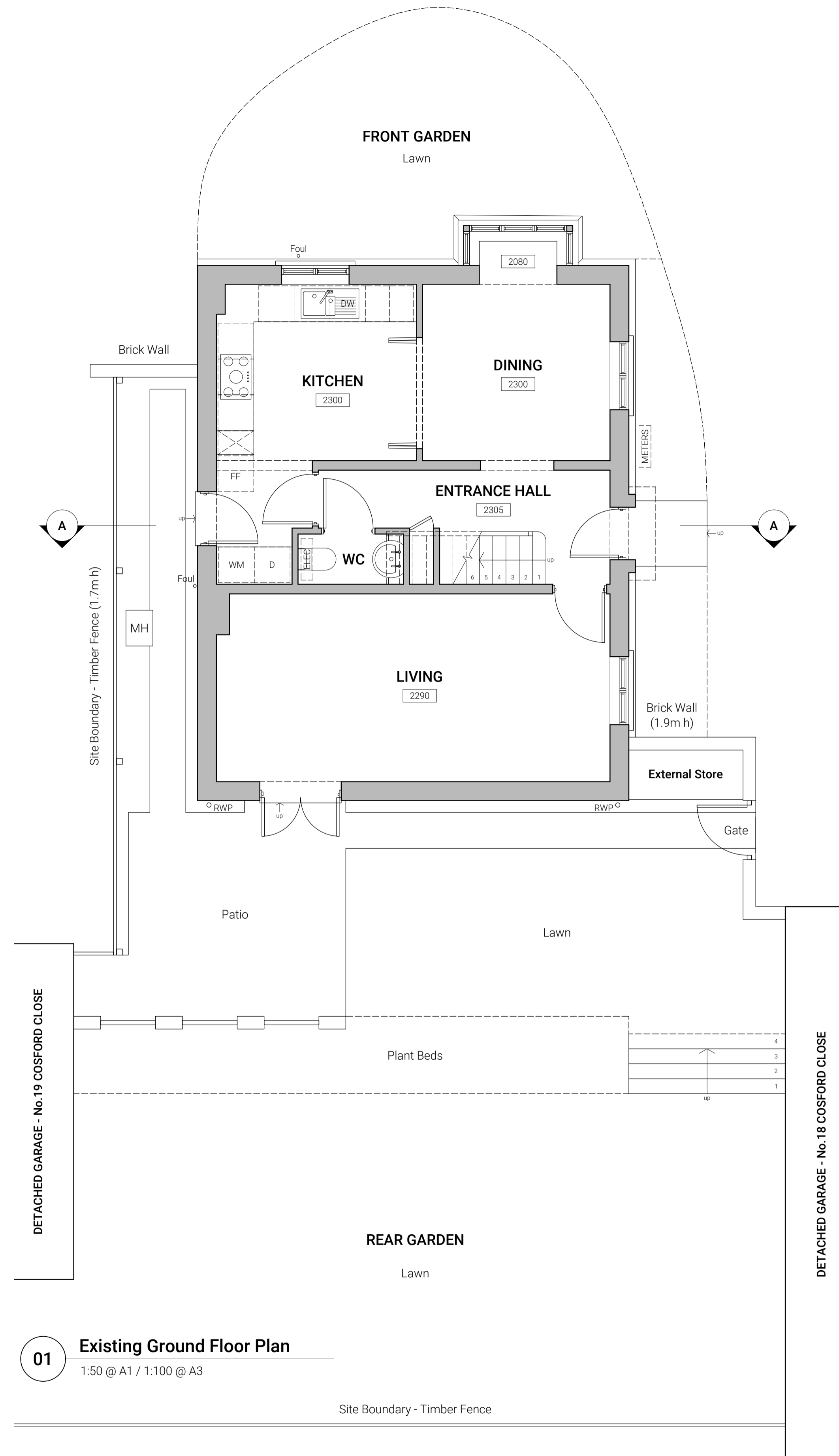
Existing Elevations

Date :	01/2022
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Status :	PLANNING
Revision :	-
No. :	

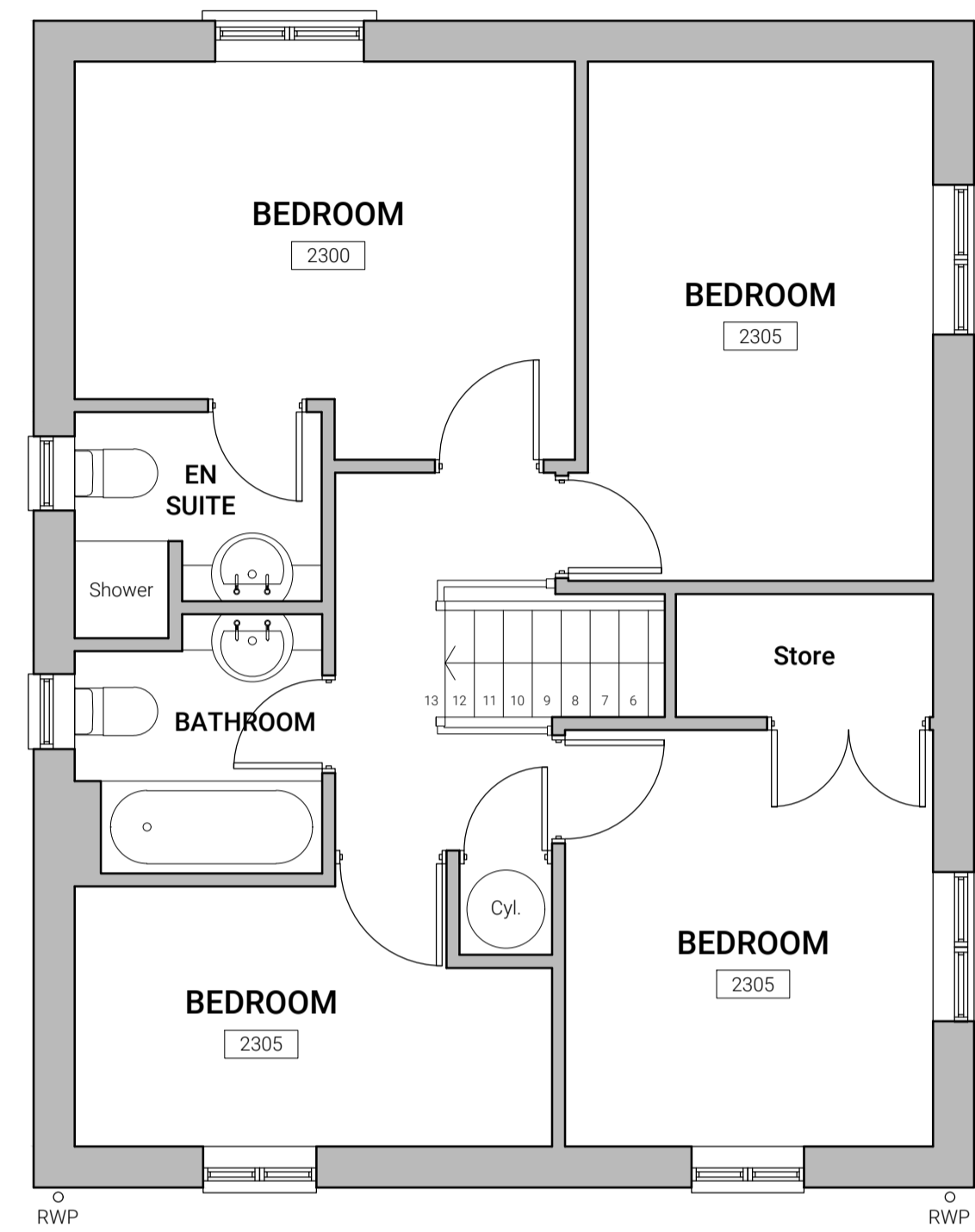
P-003

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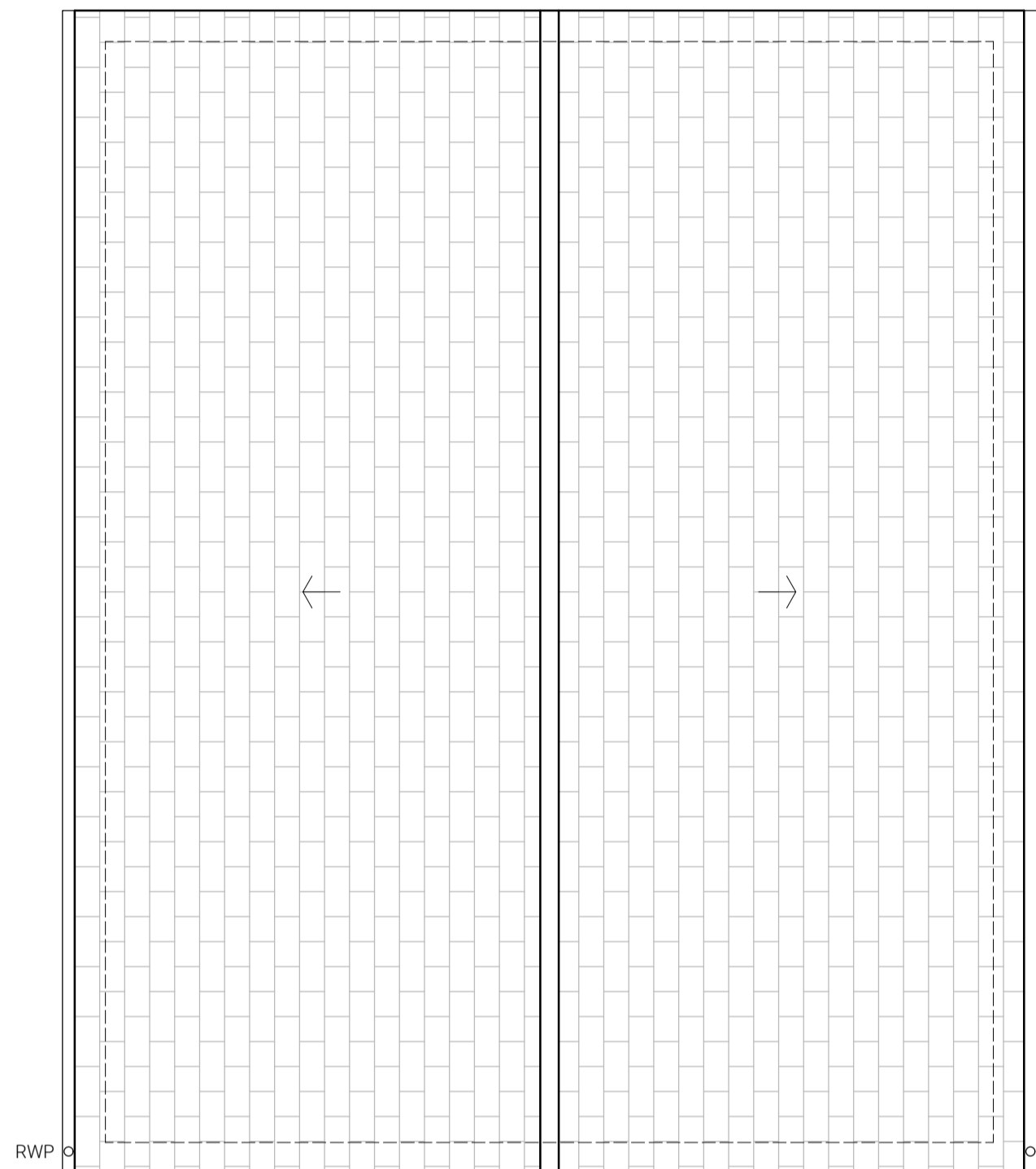




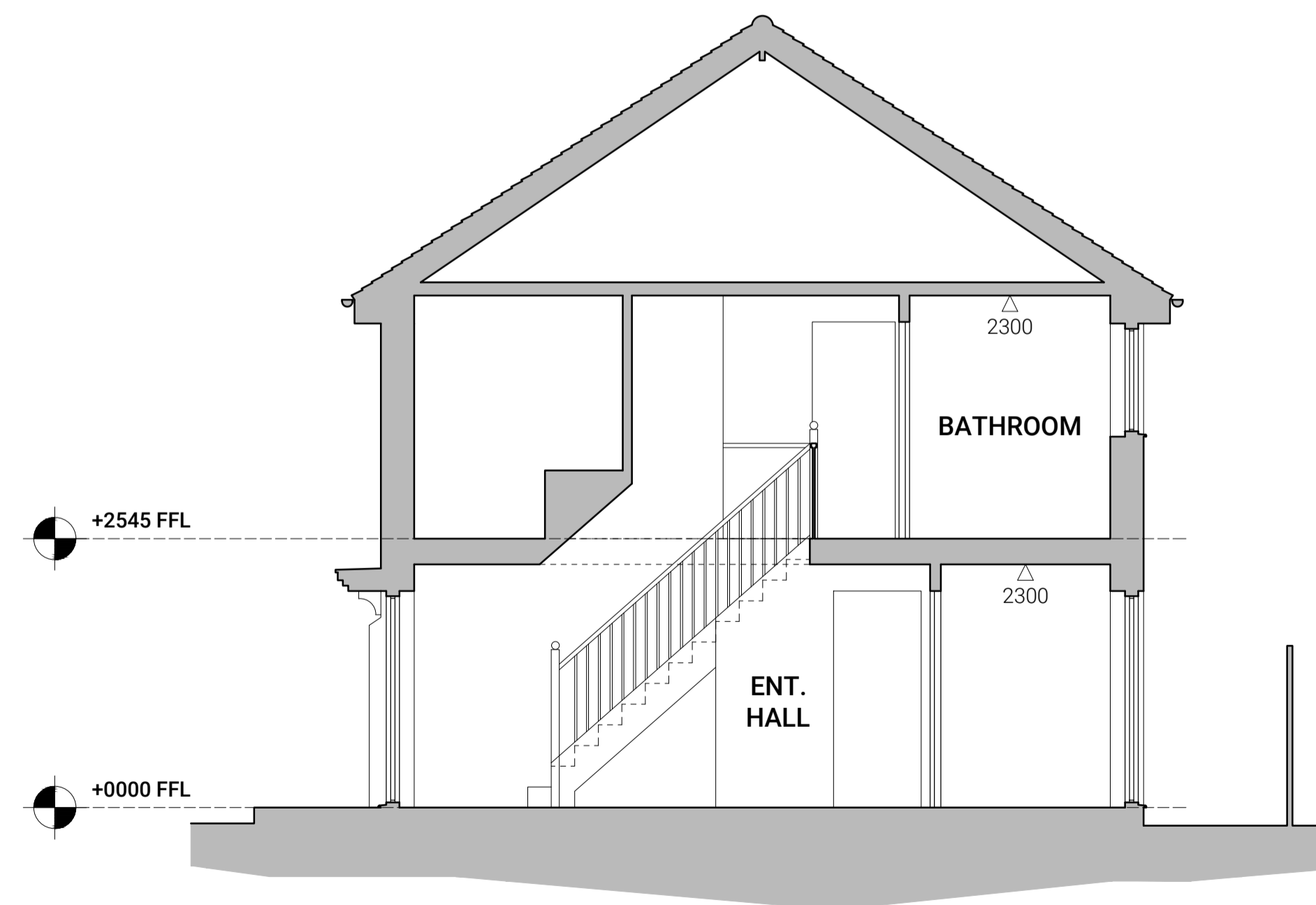
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1:50 @ A1 / 1:100 @ A3



02 Existing First Floor Plan
1:50 @ A1 / 1:100 @ A3



03 Existing Roof Plan
1:50 @ A1 / 1:100 @ A3



04 Existing Section A-A
1:50 @ A1 / 1:100 @ A3

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— Site Boundary
— Land in Same Ownership
- - - Existing for Demolition

Rev	Date	Notes
-	-	-
-	-	-
-	-	-
-	-	-

Client :	Mrs Eleanor Hutchison
Project :	18 Cosford Close Gloucester GL2 2BQ
Ref :	21-015
Title :	

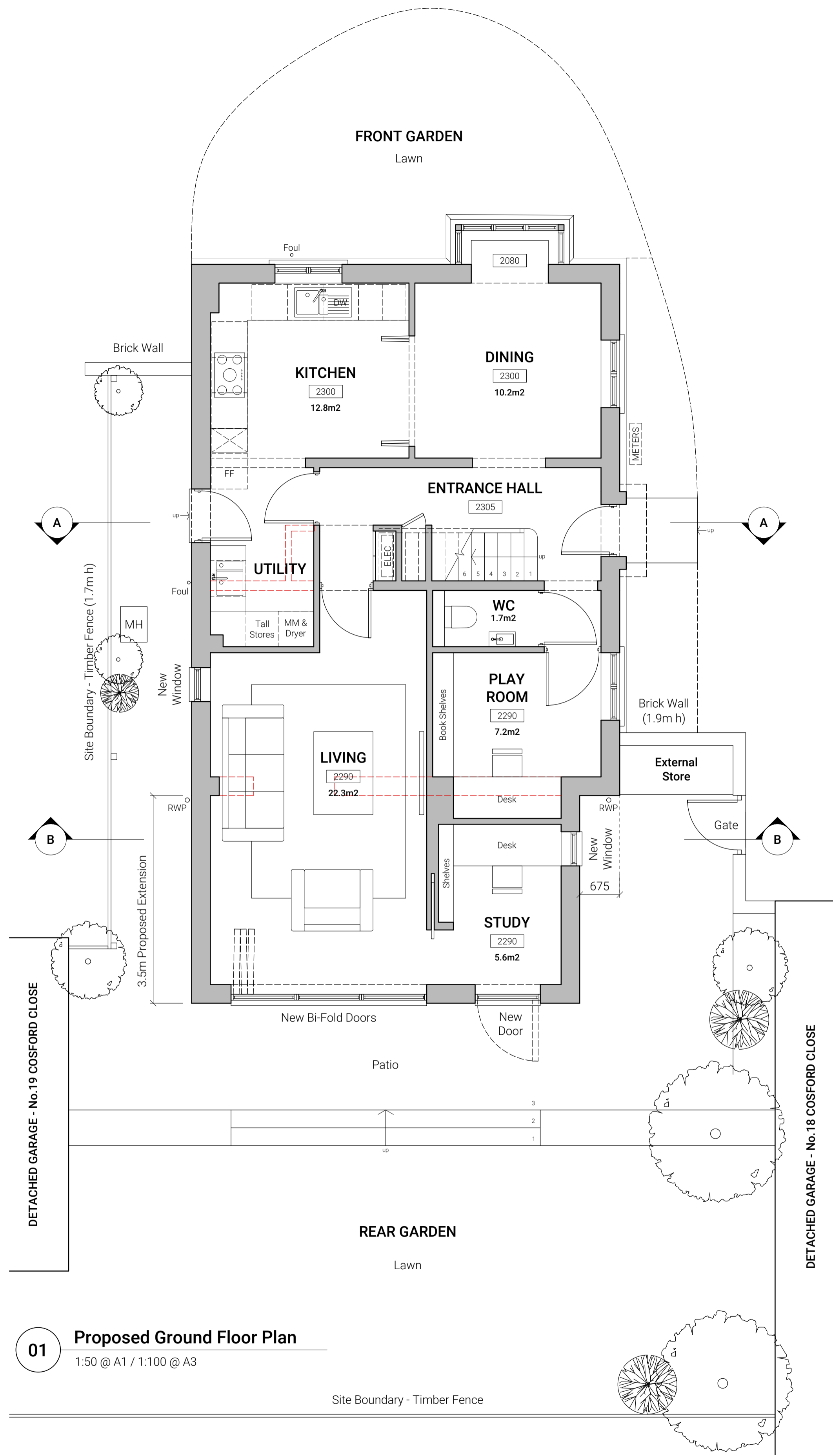
Existing Plans & Section

Date :	01/2022
Scale :	1:50 @ A1 / 1:100 @ A3
Status :	PLANNING
Revision :	-
No. :	

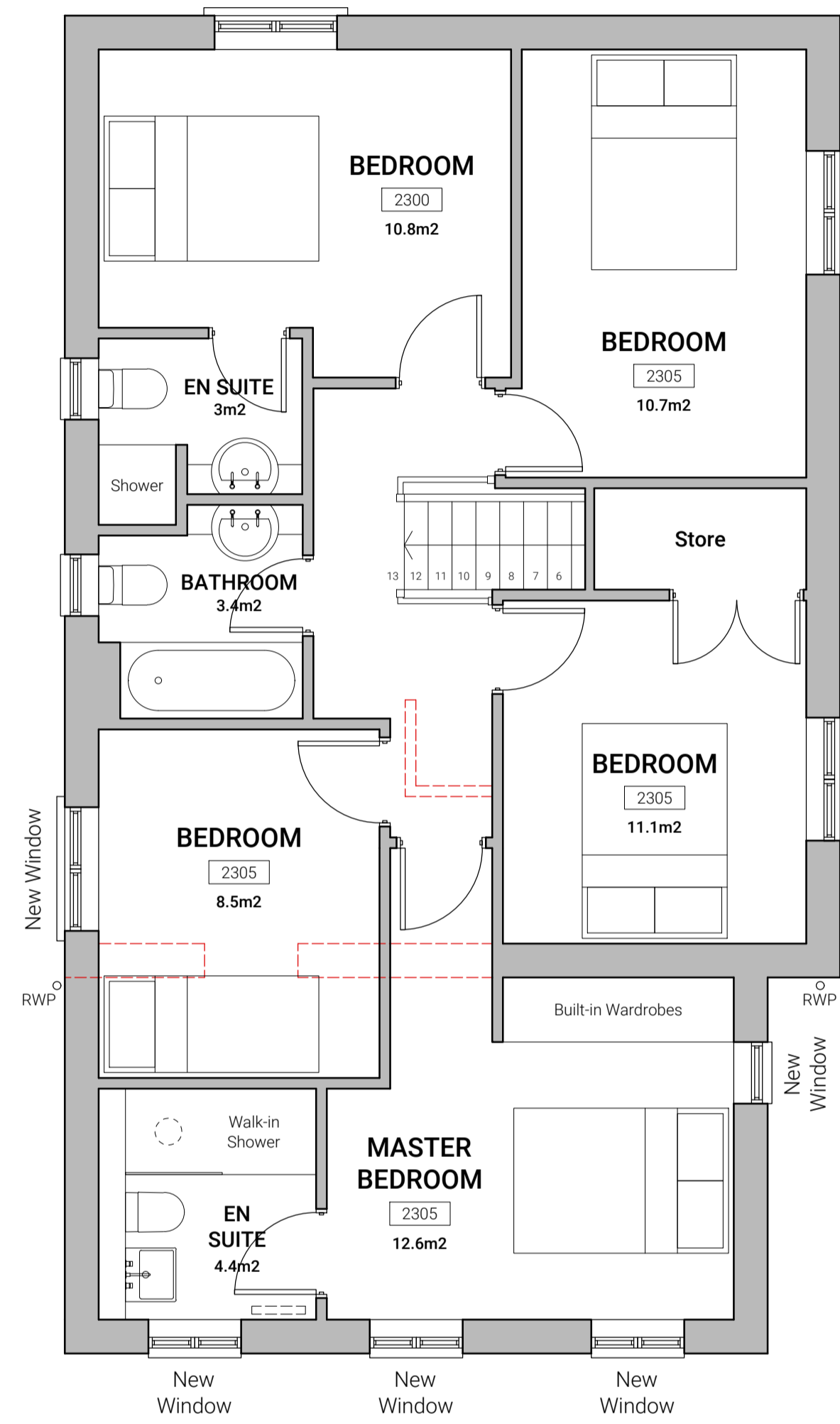
P-002

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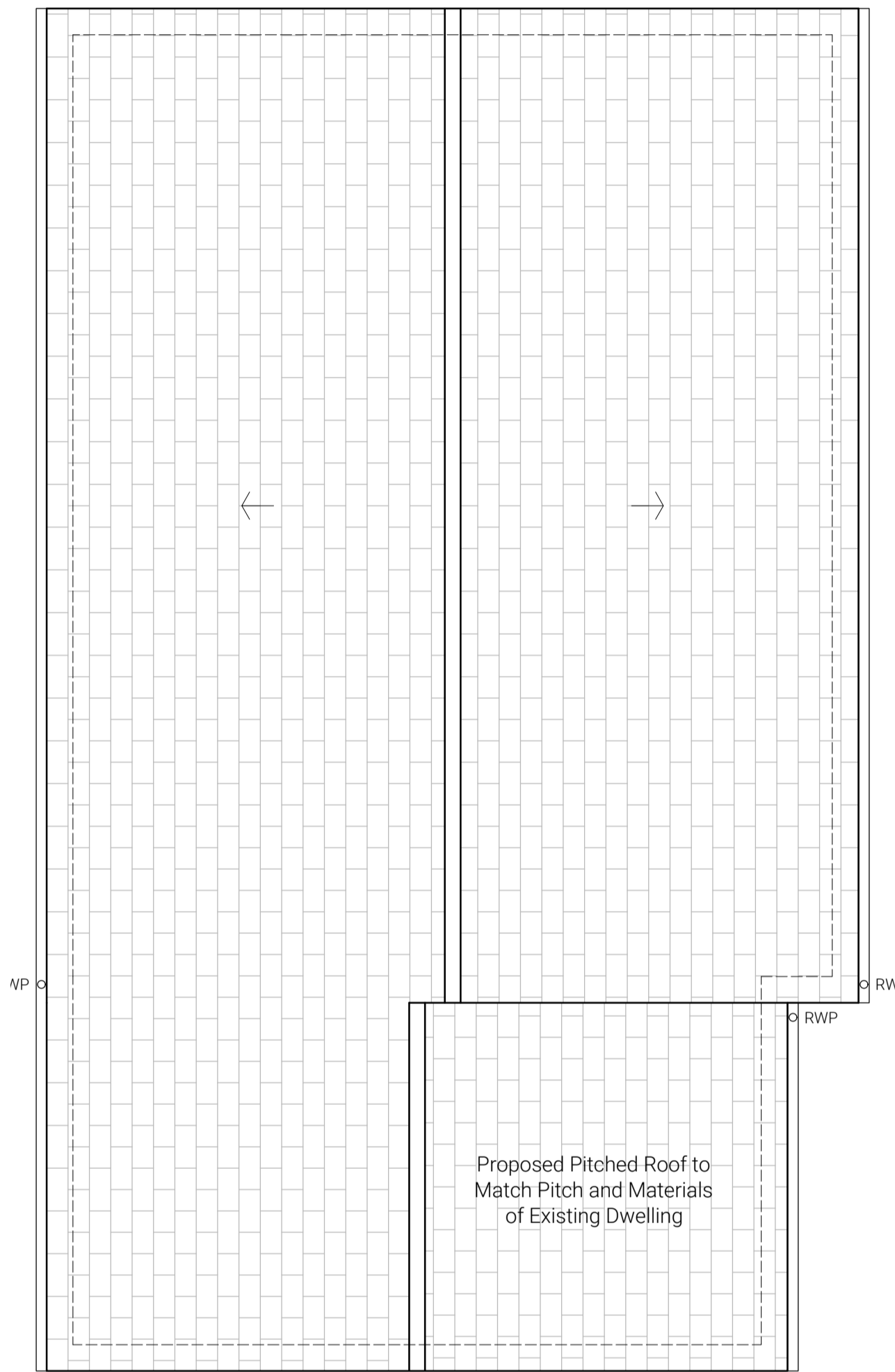




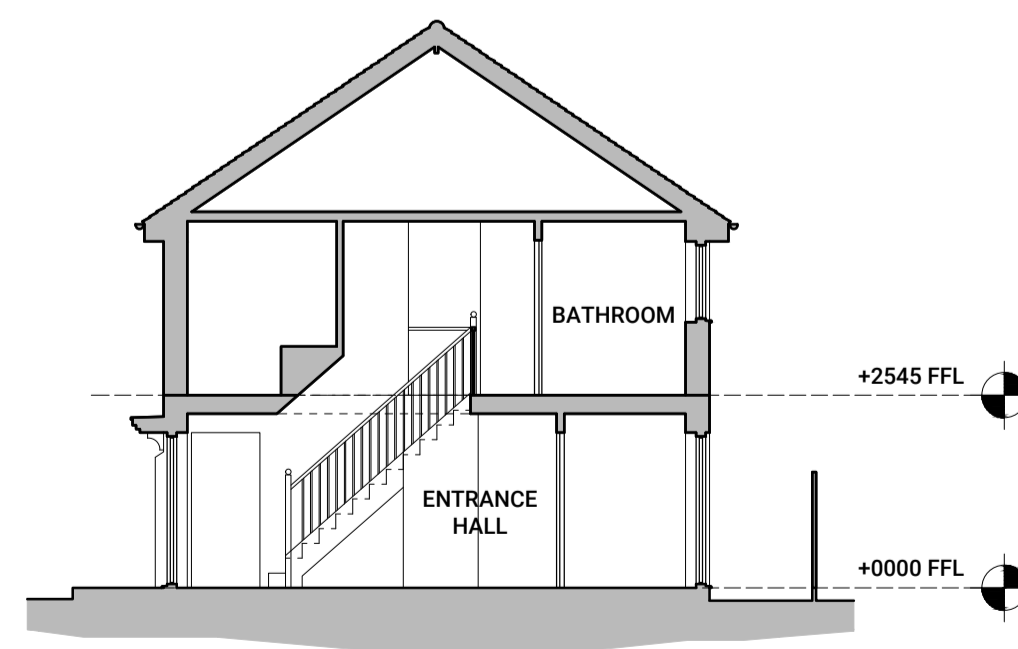
01 Proposed Ground Floor Plan
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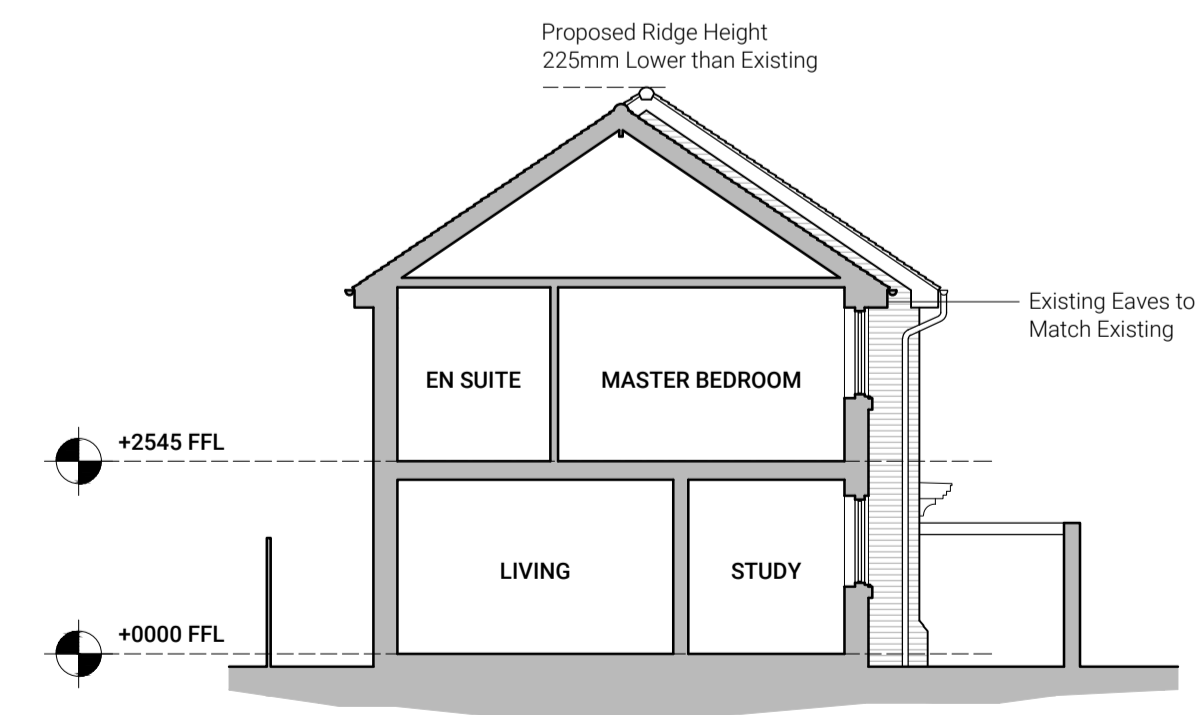
02 Proposed First Floor Plan
1:50 @ A1 / 1:100 @ A3



03 Proposed Roof Plan
1:50 @ A1 / 1:100 @ A3



04 Proposed Section A-A
1:100 @ A1 / 1:200 @ A3



05 Proposed Section B-B
1:100 @ A1 / 1:200 @ A3

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— Site Boundary
— Land in Same Ownership
- - - Existing for Demolition

Rev	Date	Notes

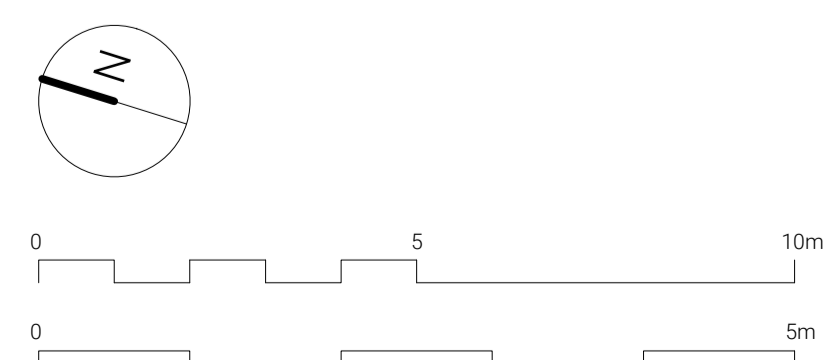
Client :	Mrs Eleanor Hutchison
Project :	18 Cosford Close Gloucester GL2 2BQ
Ref :	21-015
Title :	

Proposed Plans & Sections

Date :	01/2022
Scale :	1:50 @ A1 / 1:100 @ A3
Status :	PLANNING
Revision :	-
No. :	

P-100

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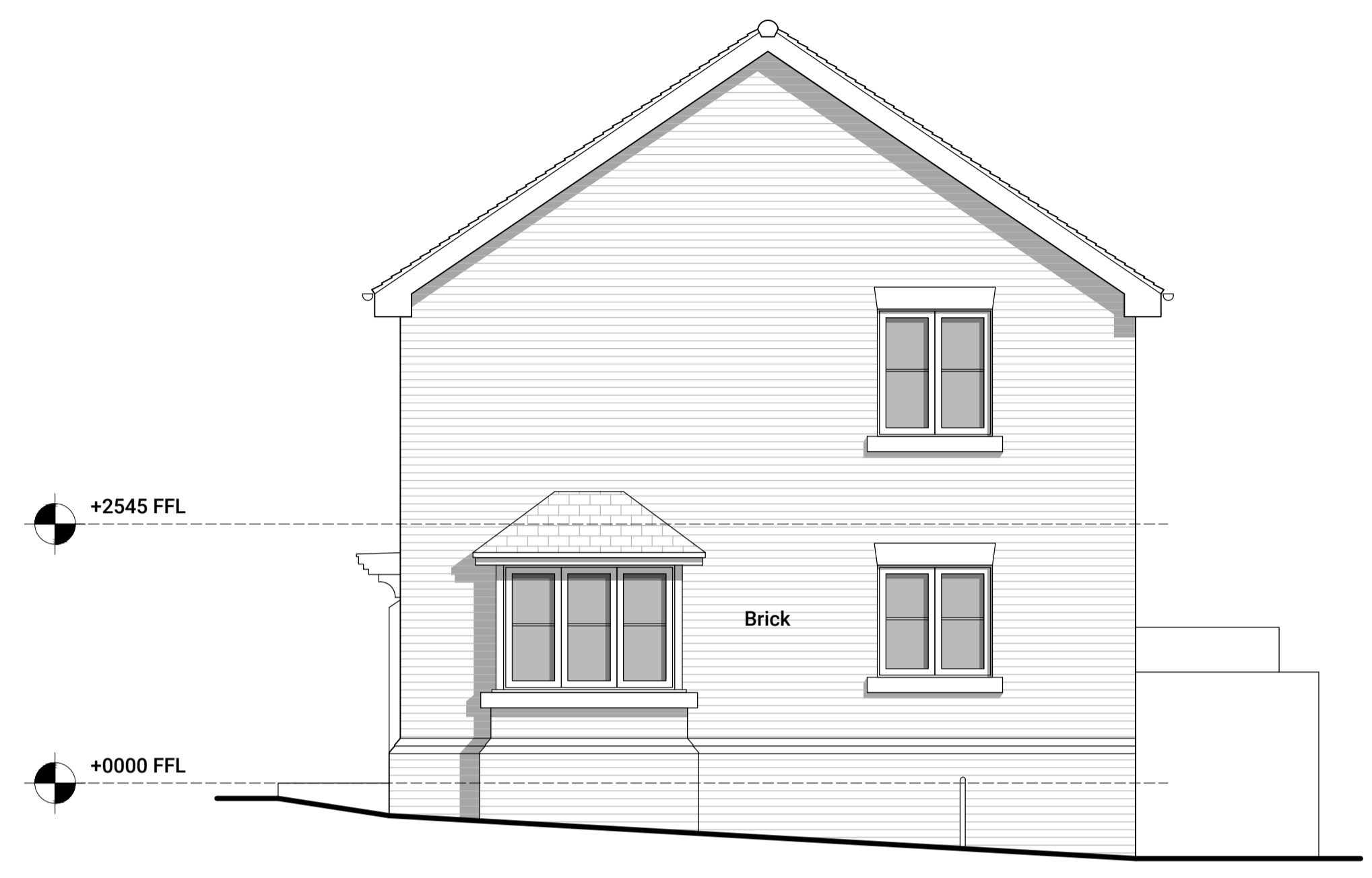
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— Site Boundary
 — Land in Same Ownership
 - - - Existing for Demolition

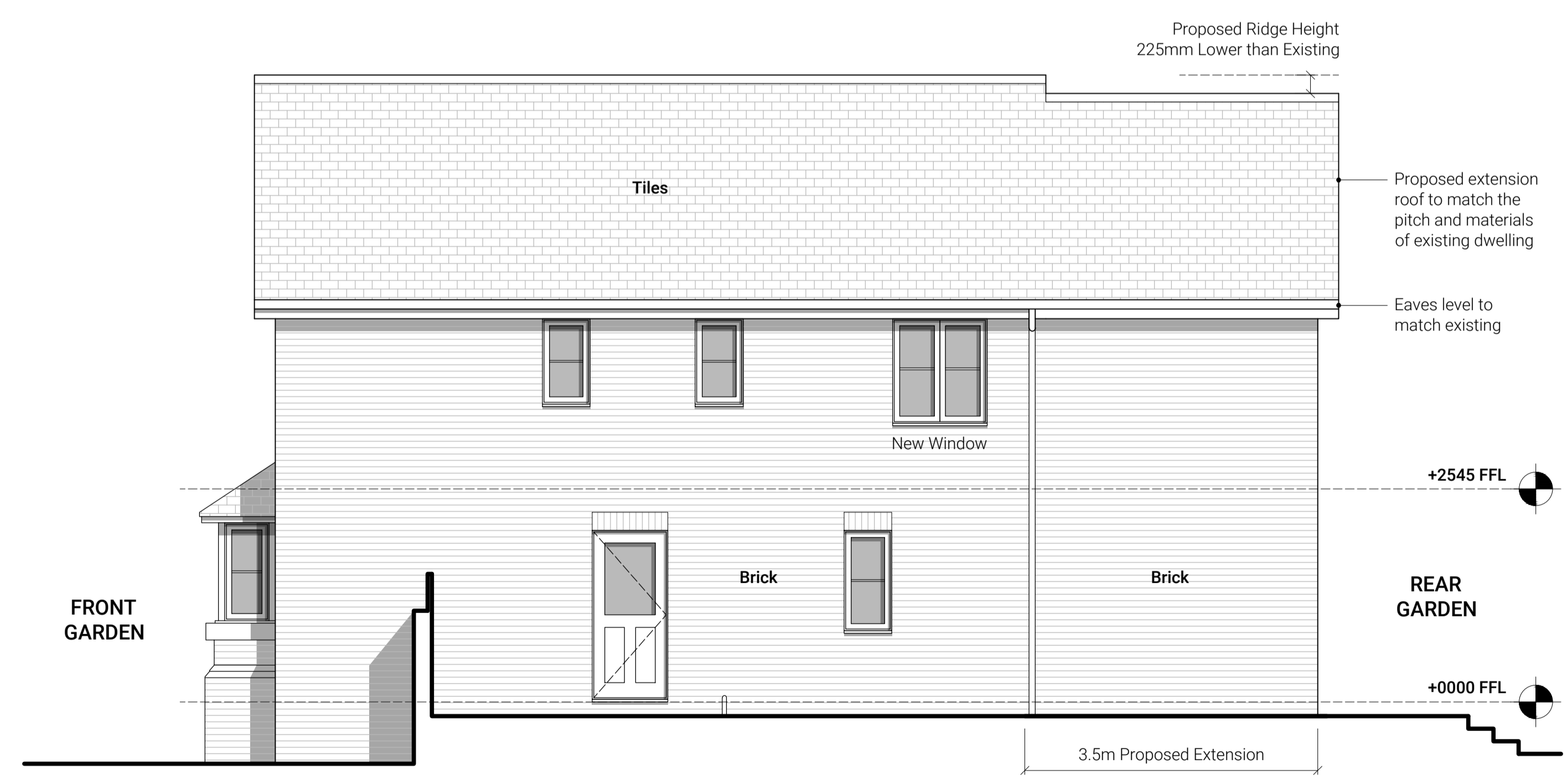
Rev	Date	Notes
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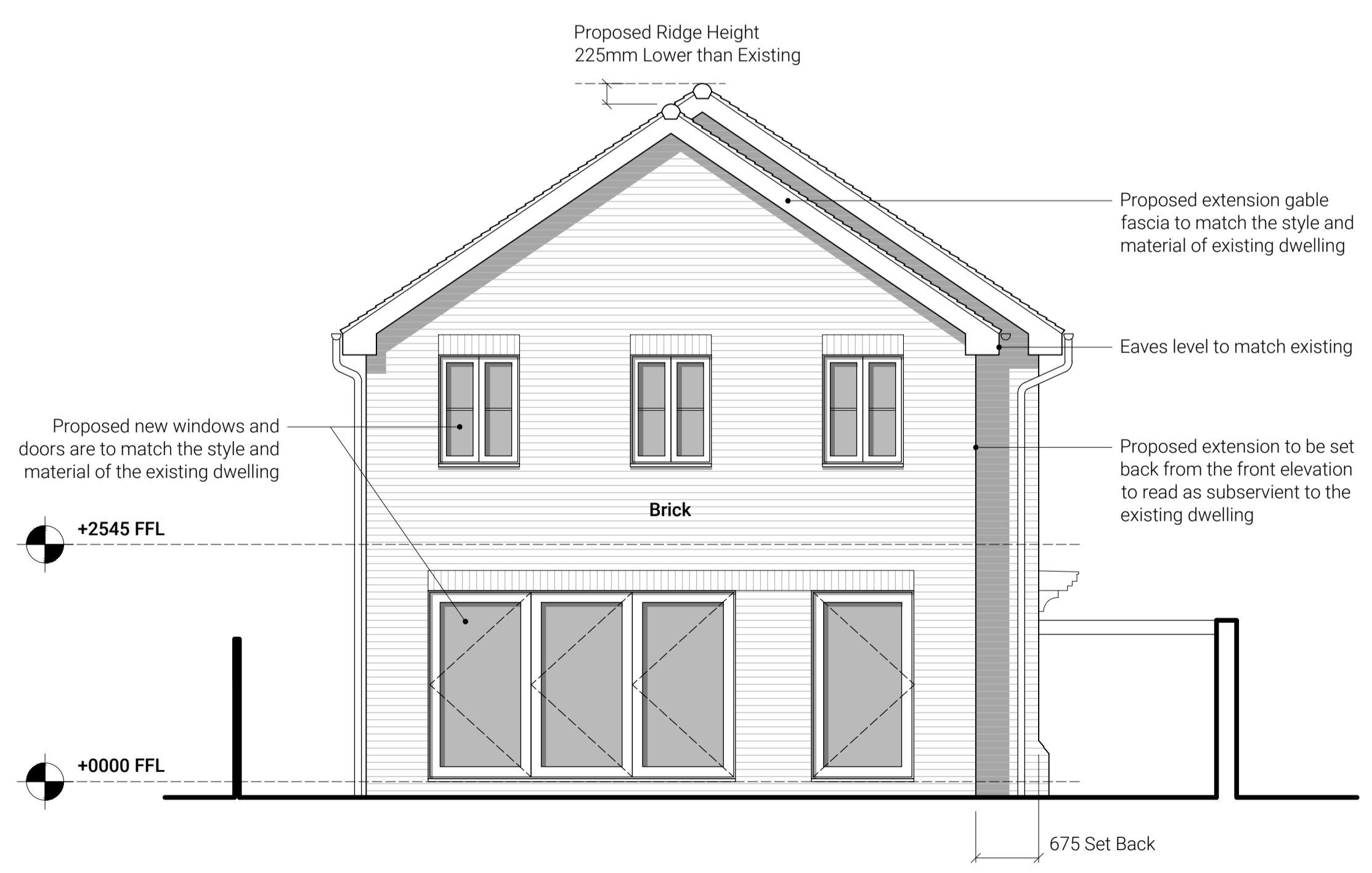
01 Proposed Front (S) Elevation
 1:50 @ A1 / 1:100 @ A3



02 Proposed Side (E) Elevation
 1:50 @ A1 / 1:100 @ A3



03 Proposed Side (N) Elevation
 1:50 @ A1 / 1:100 @ A3



04 Proposed Rear (W) Elevation
 1:50 @ A1 / 1:100 @ A3

Client :	Mrs Eleanor Hutchison
Project :	18 Cosford Close Gloucester GL2 2BQ
Ref :	21-015
Title :	

Proposed Elevations

Date :	01/2022
Scale :	1:50 @ A1 / 1:100 @ A3
Status :	PLANNING
Revision :	-
No. :	

P-200

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For : Mrs Eleanor Hutchison
Ref : 18 Cosford Close, Kingsway, Gloucester, GL2 2BQ
Date : January 2022

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Planning Statement

1.0 Document Introduction

This document has been produced for Mrs Eleanor Hutchison by Gray Architecture and aims to provide a concise summary of the existing context and arrangement, site photography, and supporting commentary of the proposed development at 18 Cosford Close, Gloucester.

2.0 Project Introduction

The proposed developed comprises the construction of a rear two storey extension to the existing property at 18 Cosford Close, including separate study and children's areas at ground floor and additional improved Master Bedroom suite at first floor.

3.0 The Brief & Need

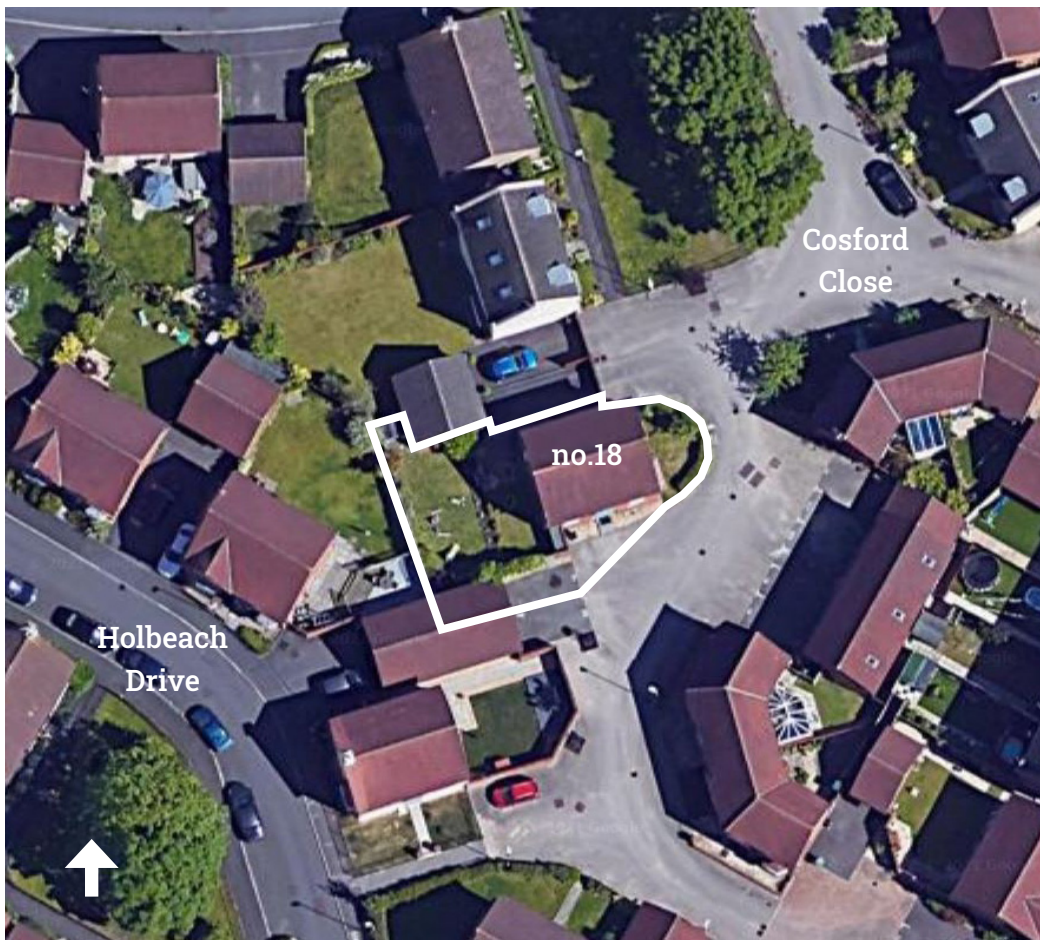
The initial brief called for solutions to provide much needed study and work-from-home space to the existing long term family dwelling. Additional bedroom and guess space were also required to meet modern flexible family needs and improve the use of the property. Additional requirements included greater utility facilities, improvements to the level of natural light, and a better outlook and connection to the garden amenity space.

4.0 Existing Context

The existing property is located at 18 Cosford Close, a quiet residential street within the Kingsway area of Gloucester. The surrounding properties are a mix of semi-detached and detached dwellings of varying types. The 'central' plot of no.18 is unique in its arrangement and has a comparatively large separation to nearby properties. The front elevation is South facing with the rear garden aspect located to the West. The garden is walled and made private by flanking garage blocks.

5.0 Existing Arrangement

The property is two storey and comprises of four bedrooms and has separate living, kitchen and dining spaces. The layout is typical of this modern dwelling type. The property has a formal South elevation and relatively modest side / rear facades.





View of Front South Elevation



View of Rear West Elevation



View of East Elevation from Cosford Close



View of Rear Garden

6.0 Proposed Layout & Arrangement

The proposed layout looks to improve the current use by introducing two small additional study spaces at ground floor, whilst maintaining a good sized family living area. A small play room / children's room is located off the main entrance and a compact private study space is linked to the living area. New bifold doors improve the access and outlook to the garden and will increase natural light to the currently shaded accommodation. To the upper floor, a modest sized Mast Bedroom and En Suite are introduced to provide five bedrooms to meet the needs of the family.

7.0 Proposed Scale & Massing

The proposed rear extension is limited to 3.5m in depth at ground and first floor. A set back is introduced to the front elevation to ensure the new addition reads visually subservient to the existing dwelling from the street with a reduced footprint width and lower ridge height. A generous separation between neighbouring properties is retained and the massing of the extension avoids overcrowding or overshadowing.

8.0 Proposed Form & Appearance

The proposed form and appearance reflects the existing and matches the pitched roof form, rear elevation gable and modest detailing. All new windows, cills and headers are proposed to match the style and material of the existing. The set back to the front elevation allows the 'formal' proportion and symmetry of the existing property to be retained.

9.0 Proposed Materials

Matching red brickwork, tiled roof and uPVC windows and doors are proposed to match the existing and remain in keeping with the surrounding context.

10.0 Summary

The proposal is considered to be sympathetic to the existing dwelling and in keeping with the rhythm of the street scene. There shall be no overlooking or overshadowing to immediate neighbours or impact on amenity. The layout will also dramatically improve the use of the dwelling and quality of the local building stock.