

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)
<input type="text" value="385487"/>	<input type="text" value="218109"/>

Description

Applicant Details

Name/Company

Title

mr

First name

simon

Surname

gillings

Company Name

Address

Address line 1

21 Grove Crescent

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL4 3JJ

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

Type:

Roof

Existing materials and finishes:

slate tiles

Proposed materials and finishes:

slate tiles

Type:

Windows

Existing materials and finishes:

white upvc

Proposed materials and finishes:

white upvc

Type:

Doors

Existing materials and finishes:

timber front door and white upvc

Proposed materials and finishes:

white upvc and white aluminum bi-fold doors

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

SG001 and SG002

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

simon

Surname

gillings

Declaration Date

20/09/2022

☒ 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

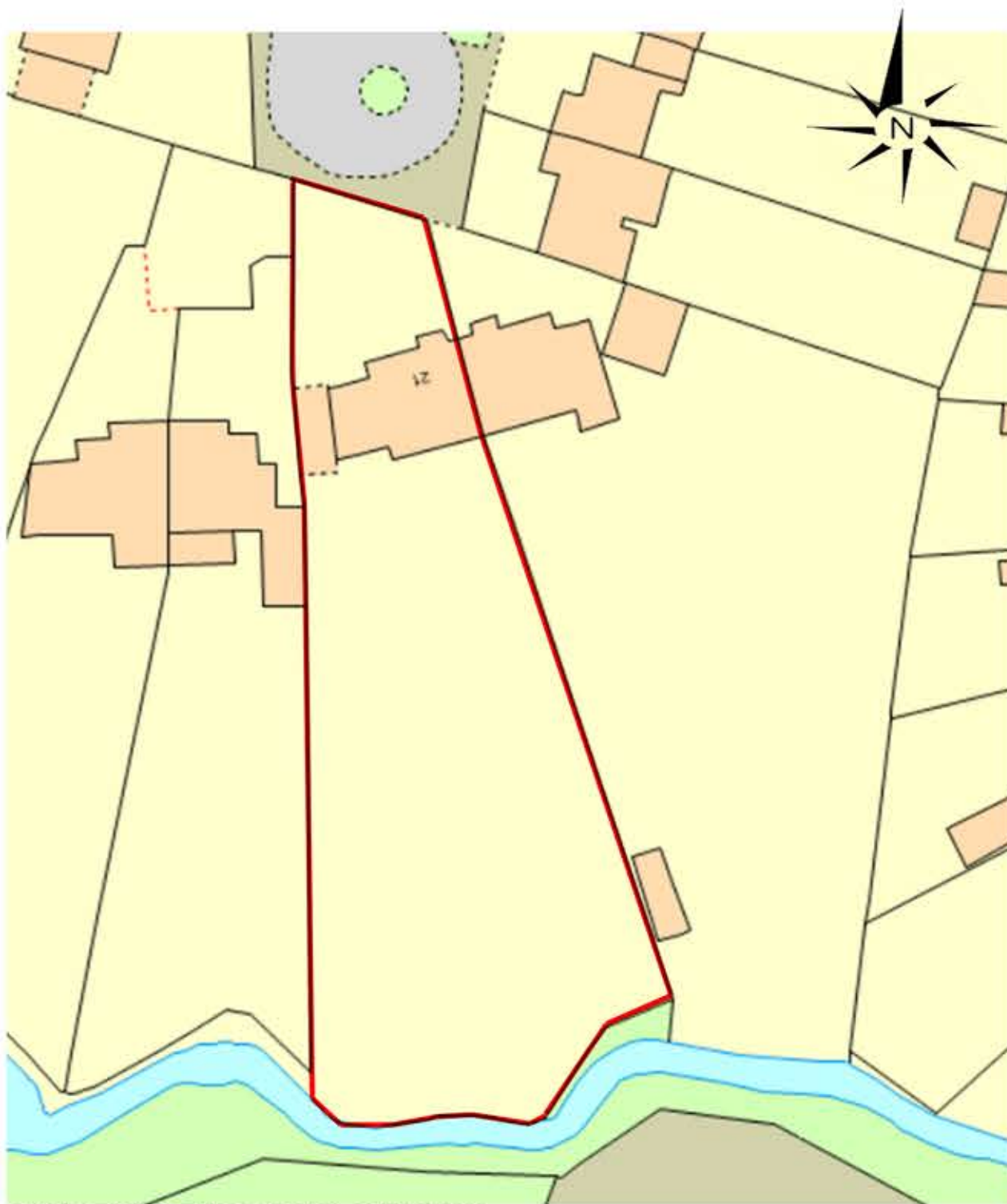
richard matthews

Date

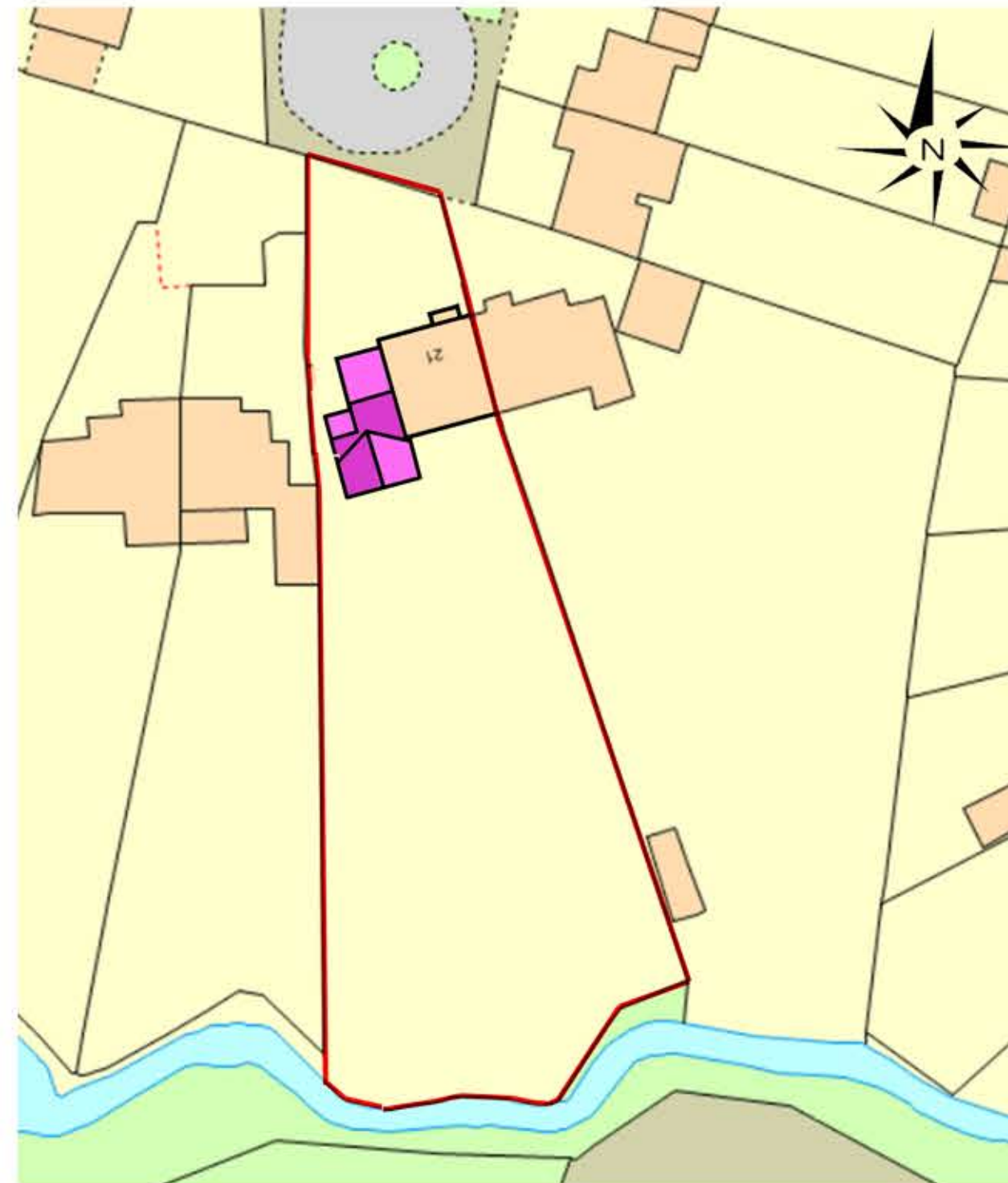
20/09/2022



SITE LOCATION PLAN 1:1250



EXISTING BLOCK PLAN 1:500



PROPOSED BLOCK PLAN 1:500



Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions; and non-domestic extensions where the additional footprint created by the development does not exceed 250 square metres. It should NOT be applied if an additional dwelling is being created.

We recommend that:

Planning Authorities

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority that flood risk issues have been adequately addressed. Print the completed form to a PDF writer if submitting this form electronically.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
<p>Either ;</p> <p>Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.</p>	<p>Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new dwellings' CLG (2007)</p>	<p>Yes.</p>
<p>Or,</p> <p>Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones</p>	<p>This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum¹</p>	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater; basements should be avoided in areas at risk of flooding.

The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'Highly Vulnerable' development and should not be permitted in flood zone 3. We are fundamentally opposed to these developments.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour

Flood map for planning

Your reference
grove crescent

Location (easting/northing)
385485/218105

Created
27 Jul 2022 21:23

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

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>









Flood map for planning

Your reference
grove crescent

Location (easting/northing)
385485/218105

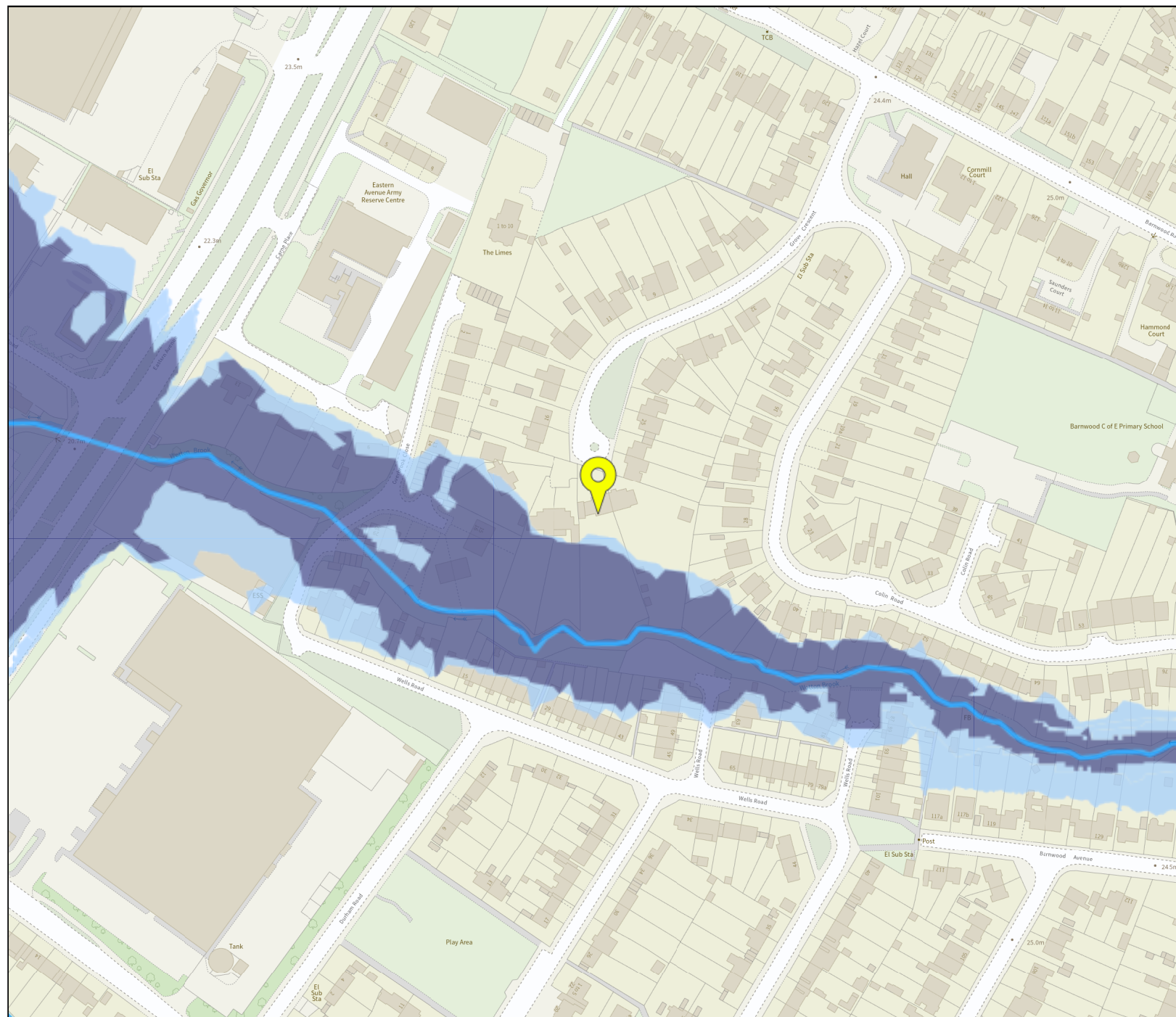
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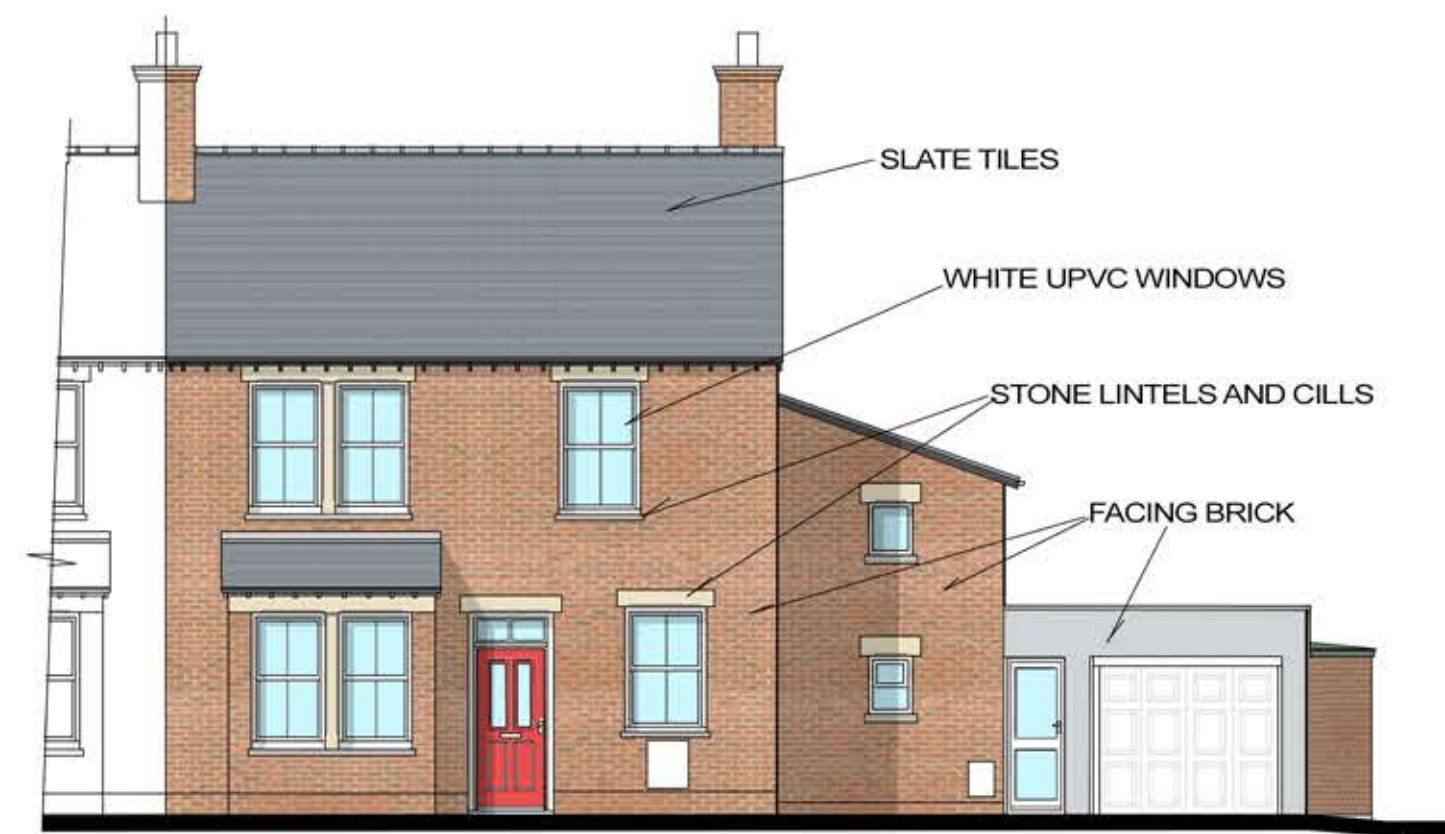
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27 Jul 2022 21:23

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

Page 2 of 2

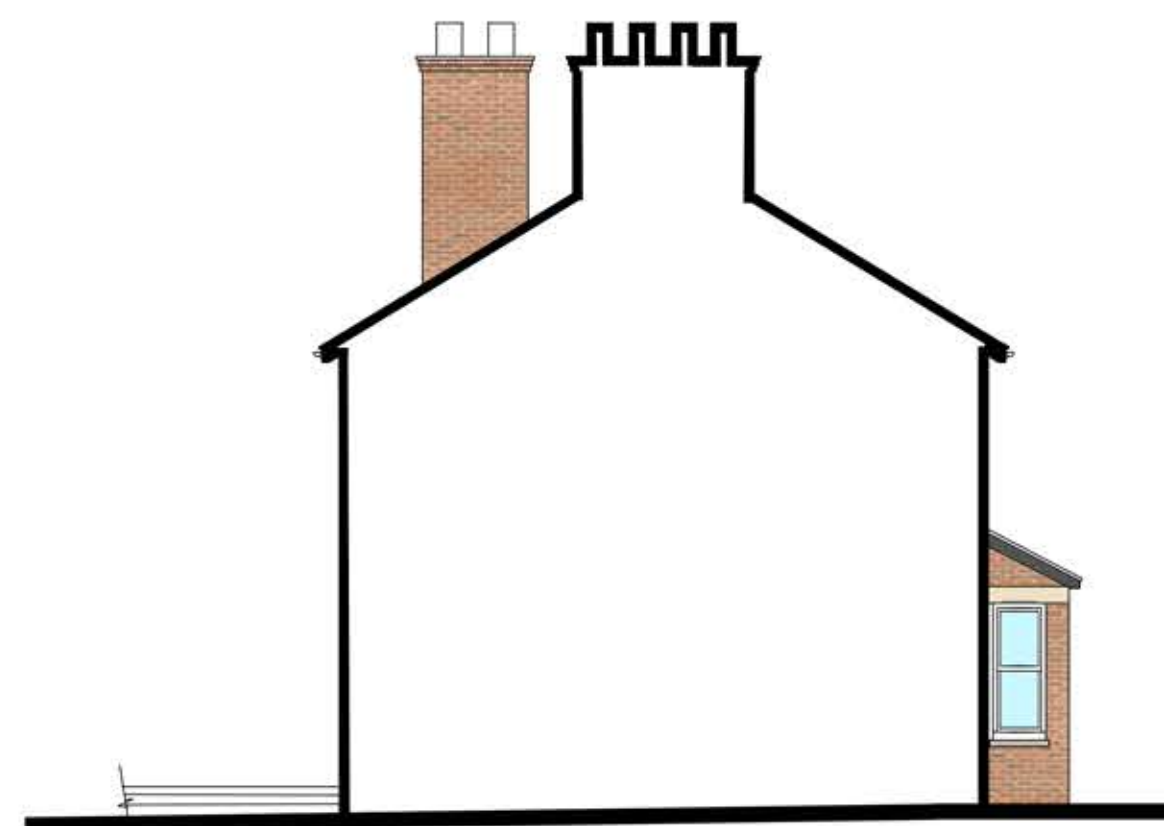




EXISTING FRONT ELEVATION
NORTH 1:100



EXISTING SIDE ELEVATION
WEST 1:100



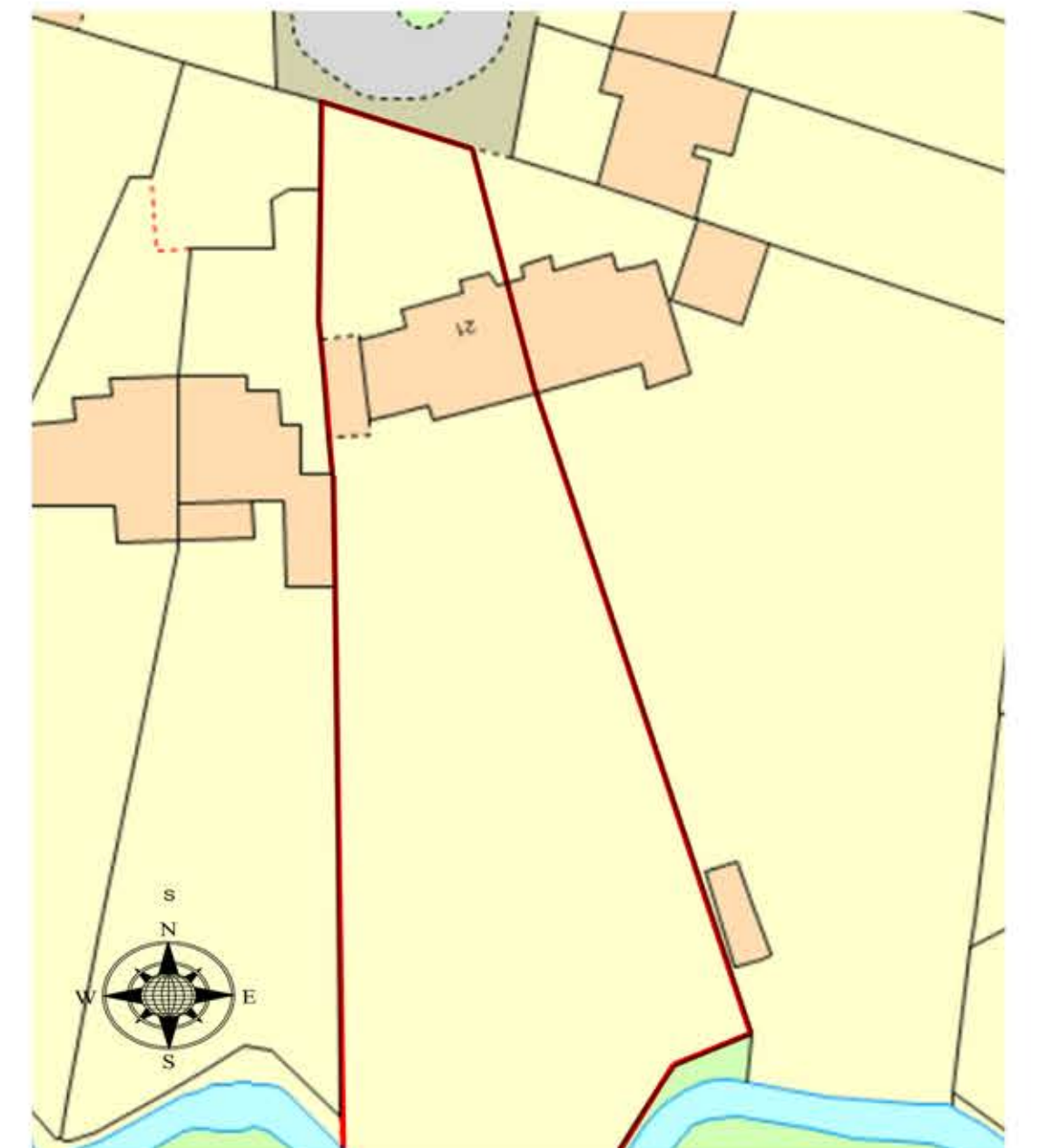
EXISTING SIDE ELEVATION
EAST 1:100



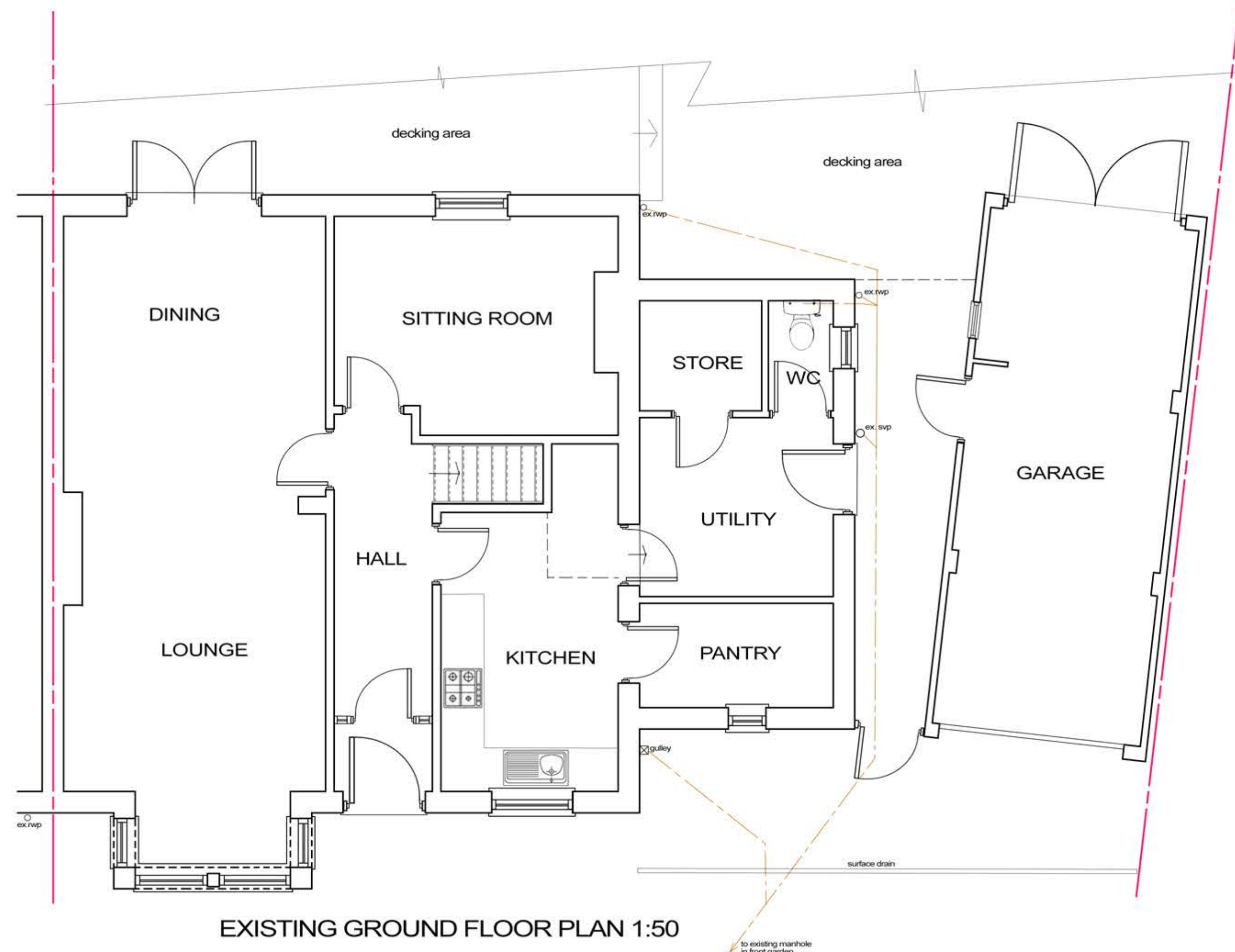
EXISTING REAR ELEVATION
SOUTH 1:100



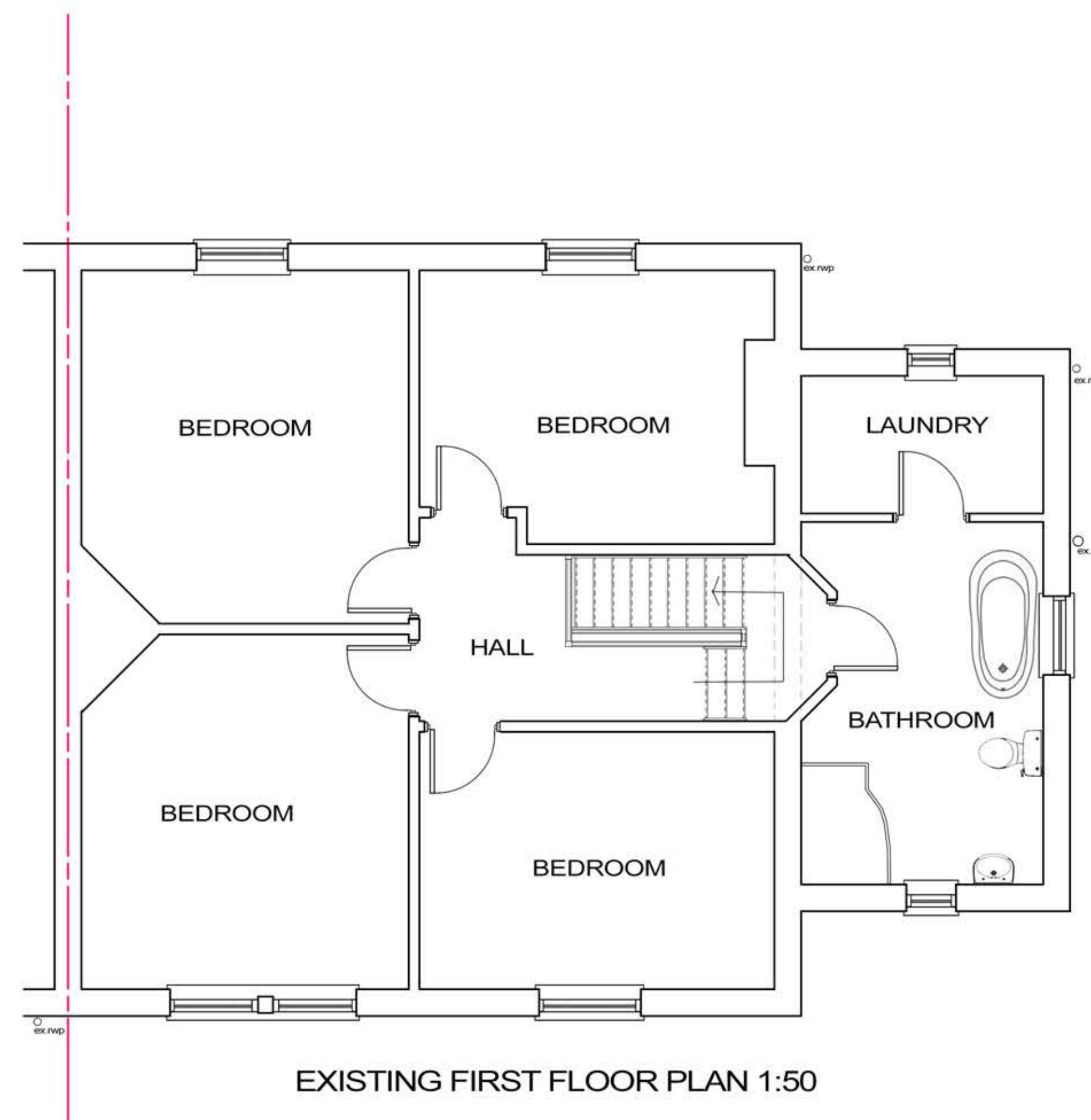
SITE LOCATION 1:1250



EXISTING BLOCK PLAN 1:500

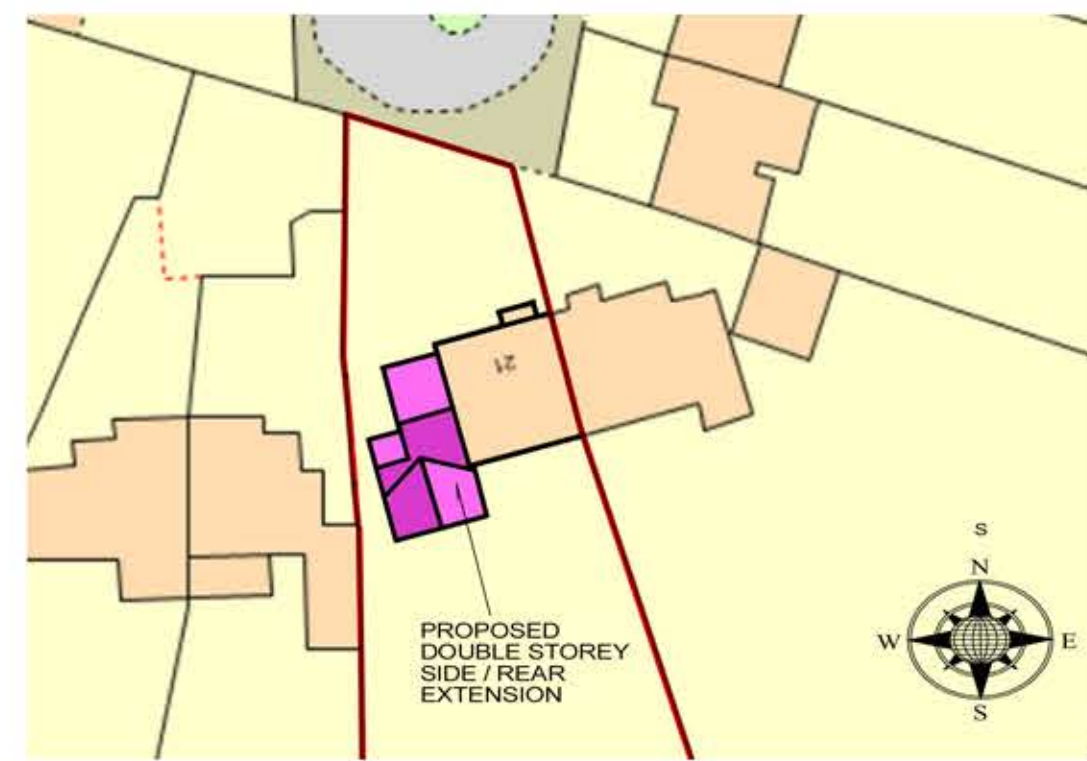
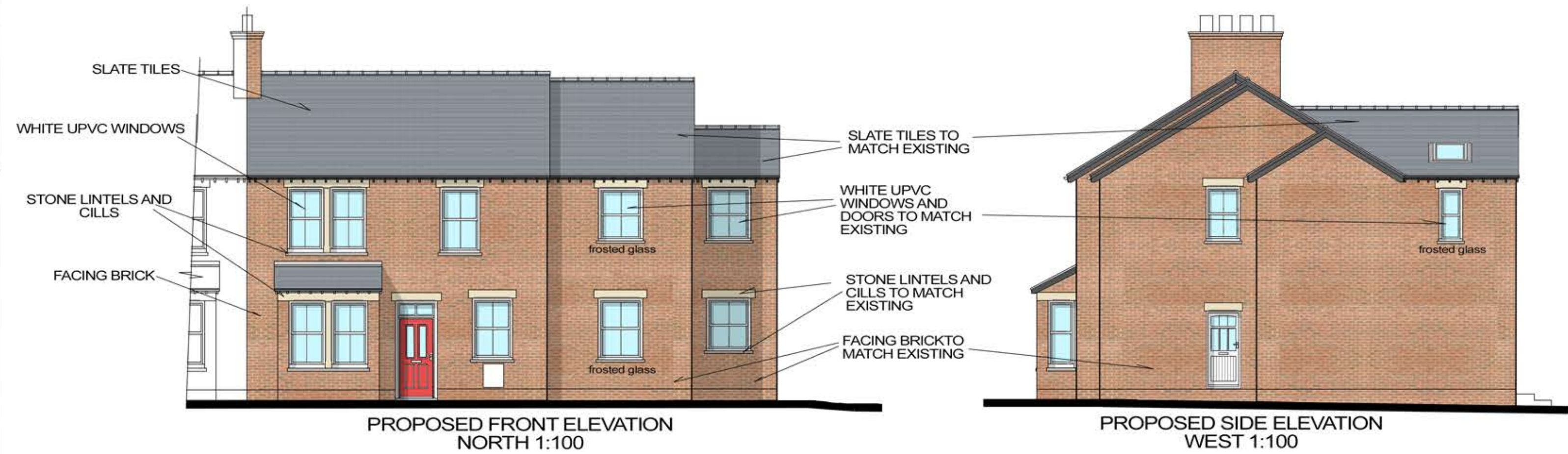


EXISTING GROUND FLOOR PLAN 1:50



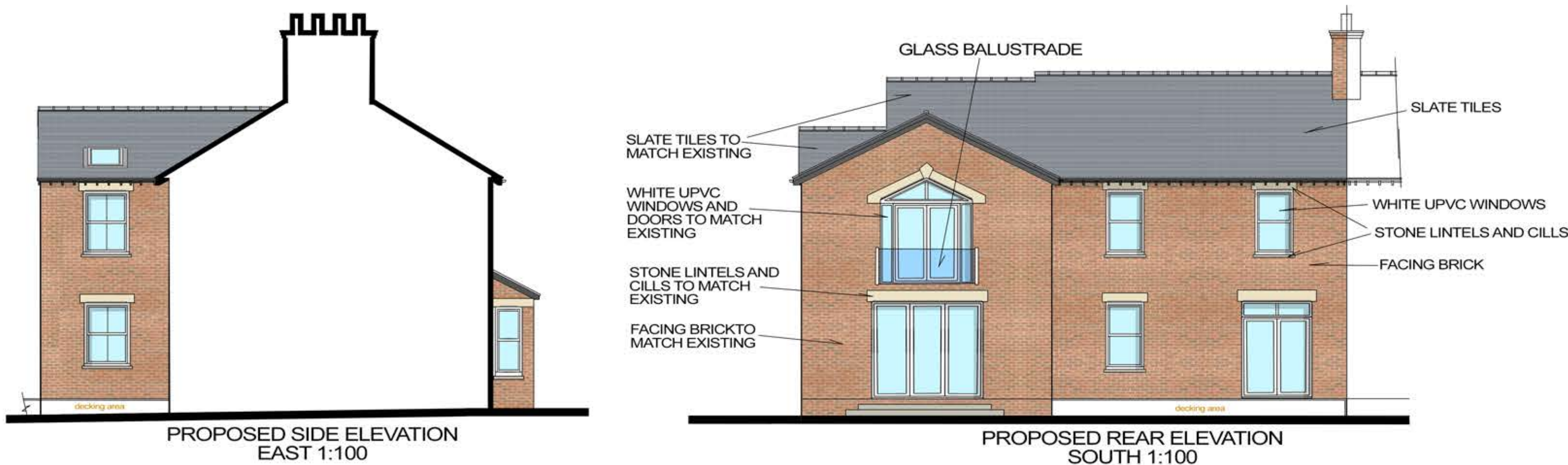
EXISTING FIRST FLOOR PLAN 1:50

Client	SIMON GILLINGS
Job Title	DOUBLE STOREY SIDE/ REAR EXTENSION TO NO. 21 GROVE CRESCENT, BARNWOOD, GLOUCESTER.
Dwg Title	EXISTING PLANS AND ELEVA- TIONS SITE AND BLOCK PLAN
Scale	1:50 1:100 1:1250 1:500
Date	
Dwg No.	SG001

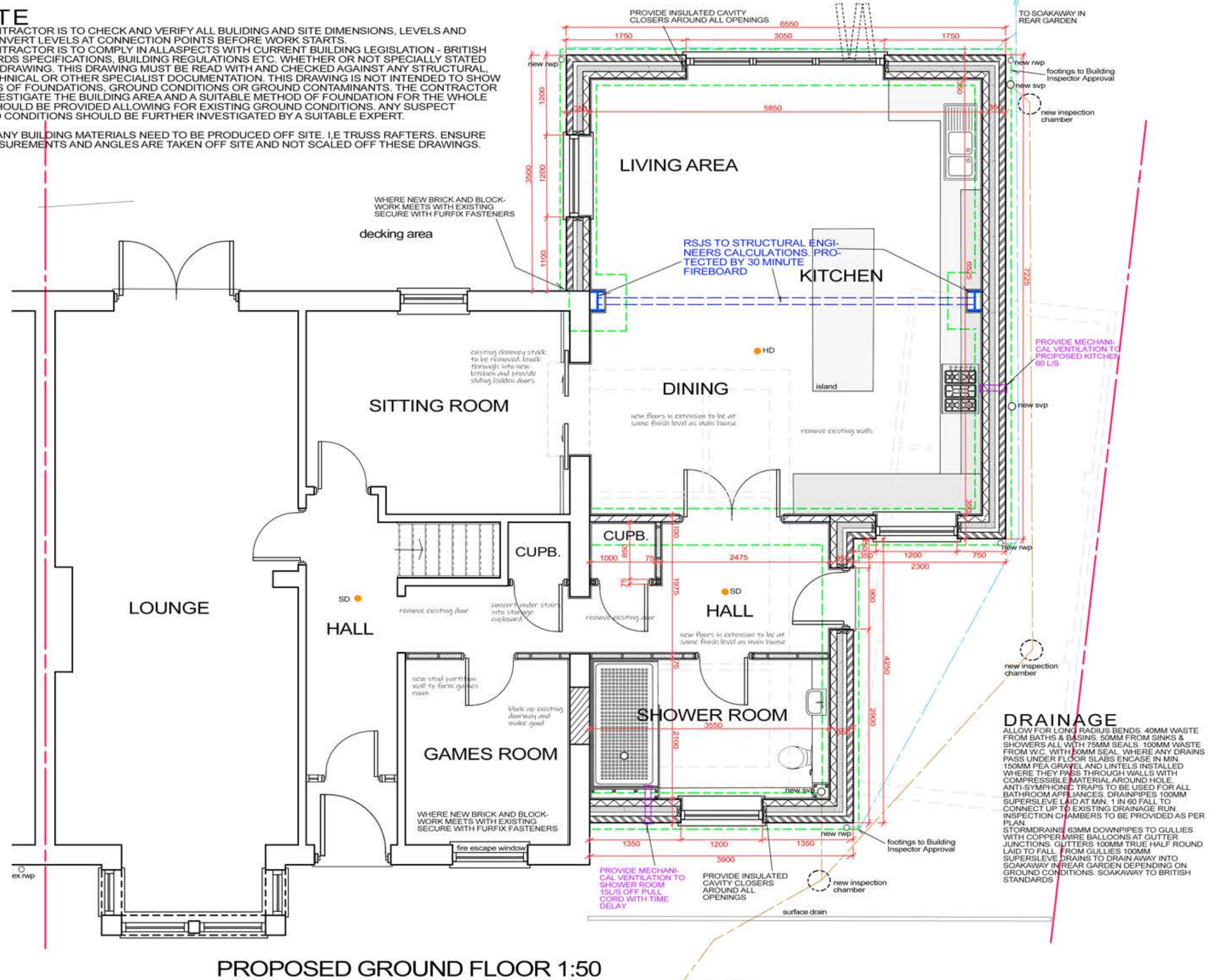


PROPOSED BLOCK PLAN 1:500

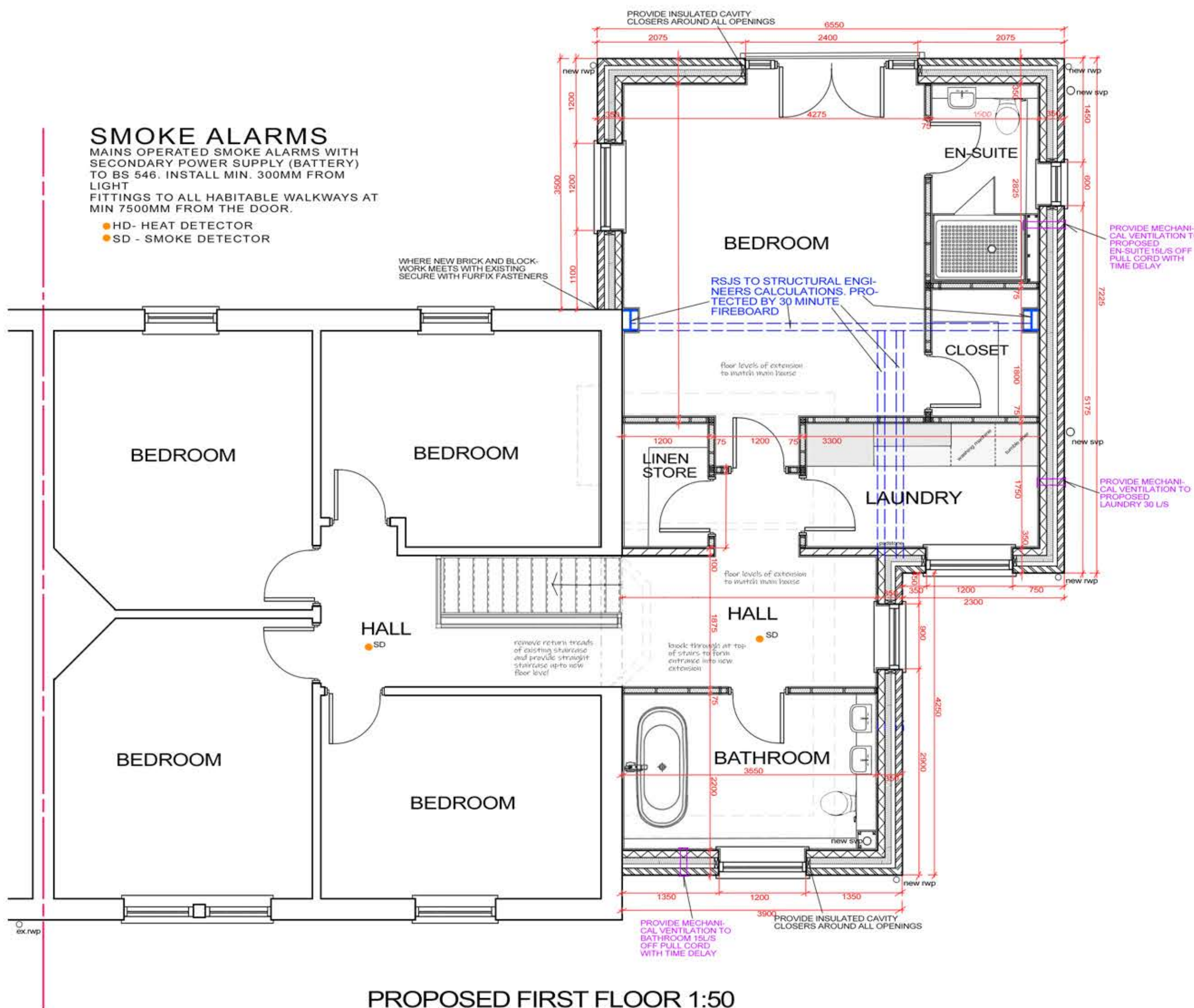
SITE LOCATION 1:1250



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.
WHERE ANY BUILDING MATERIALS NEED TO BE PRODUCED OFF SITE, I.E. TRUSS RAFTERS, ENSURE ALL MEASUREMENTS AND ANGLES ARE TAKEN OFF SITE AND NOT SCALED OFF THESE DRAWINGS.



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



PROPOSED FIRST FLOOR 1:50

U-Value Table highlighting changes as of June 2022

Note: New thermal elements may need higher values if you have more than 25% glazing.

THERMAL ELEMENT	OLD U-VALUE	NEW U-VALUE
New Floors	0.22 W/m ² K	0.18 W/m ² K
Retained Floors	0.25 W/m ² K	0.25 W/m ² K
New Cavity Walls	0.28 W/m ² K	0.18 W/m ² K
Retained Cavity Walls	0.55 W/m ² K	0.55 W/m ² K
Retained Solid Walls 9"	0.3 W/m ² K	0.3 W/m ² K
Retained Single Skin Walls 4"	0.3 W/m ² K	0.3 W/m ² K
Timber Frame Walls	0.28 W/m ² K	0.18 W/m ² K
Pitched Roof (Flat Ceiling)	0.16 W/m ² K	0.15 W/m ² K
Pitched Roof (Vaulted Ceiling)	0.18 W/m ² K	0.15 W/m ² K
Flat Roof (Cold Deck)	0.18 W/m ² K	0.15 W/m ² K
Flat Roof (Warm Deck)	0.18 W/m ² K	0.15 W/m ² K
Retained Roof Upgrades		
Flat Roof	0.18 W/m ² K	0.18 W/m ² K
Flat Ceiling	0.16 W/m ² K	0.16 W/m ² K
Vaulted	0.18 W/m ² K	0.18 W/m ² K
Windows	1.6 W/m ² K	1.4 W/m ² K
External Doors >60% Glazing	1.8 W/m ² K	1.4 W/m ² K
Band E		Band C
Other External Doors	1.8 W/m ² K	1.4 W/m ² K
Band E		Band C
Roof Light	1.6 W/m ² K	2.2 W/m ² K (subject to change)

NEW BUILDING REGULATIONS

Ground floor U-Value guidance - Extensions and alterations

Below are 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 upon traditional overites and beam and block floors with a PJA ratio of 1, insulation thickness may be reduced if the PJA ratio is lower, but calculations may be required.
The values below will suffice in most circumstances, with insulation either above or below the concrete slab and in floating floor scenarios.
It is now a requirement to provide a 25mm perimeter upstand of PIR insulation as standard, with the exception of floating floors.

Table 1 - Minimum U-value now required 0.18W/m²K

Product	Thickness
Celotex GA4000	100mm
Recticel Eurothane Gp	100mm
Isoboard	100mm + 60mm
Ecotherm Eco-Versal	100mm
Kingspan K103	100mm

Note: To offset additional glazing, PIR insulation thickness in the floor is more likely to be specified / required to be 150mm on most jobs, rather than the 100mm. This is because it's more cost effective than upping wall thickness etc. Timber floors may be better to insulate as a floating floor however for insulating between joists see examples below.

Table 2 - examples of suspended timber floor. Minimum U-value now required 0.18W/m²K

Product	Thickness
Celotex Xtra4000 150mm between 150mm joists	200mm
Rockwool Flexi 200mm between timber joists	200mm

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.

Table 1 - U-Value now required 0.18W/m²K

Cavity width	Detail
100mm	Brickwork, 100mm cavity full fill insulation with an insulation with a thermal conductivity of 0.021 W/m ² K, 100 blockwork inner leaf with a thermal conductivity of 0.15 W/m ² K, 12.5mm plasterboard finish.
100mm	Brickwork, 100mm cavity full fill insulation with an insulation with a thermal conductivity of 0.022 W/m ² K, 100 mm blockwork with a thermal conductivity of 0.15 W/m ² K and a 52.2 insulated PIR plasterboard finish (40mm PIR + 12.5mm plasterboard).
150mm	Brickwork, 150mm cavity insulated with an insulation of thermal conductivity 0.032 W/m ² K, 100 mm blockwork with a thermal conductivity of 0.15 W/m ² K, 12.5mm plasterboard finish.
150mm	Brickwork, 150mm cavity insulated with an insulation of thermal conductivity 0.032 W/m ² K, 150 mm blockwork with a thermal conductivity of 0.15 W/m ² K, 12.5mm plasterboard finish.
150 mm	Brickwork, 150mm cavity partial filled with 100mm insulation with an insulation of thermal conductivity 0.022 W/m ² K, 150 mm blockwork with a thermal conductivity of 0.15 W/m ² K, 12.5mm plasterboard finish.
175mm	Brickwork, 175 mm cavity insulated with an insulation of thermal conductivity 0.037 W/m ² K (Heads/ Dritherm 37) 100 mm blockwork with a thermal conductivity of 0.15 W/m ² K plasterboard finish.
180mm	Brickwork, 180mm cavity full fill insulation with Rockwool full fill cavity batts 0.037 W/m ² K, 100mm of blockwork with a thermal conductivity up to 1.130 W/m ² K (Even dense concrete blocks achieve this).

Table 2 - Key for common construction products used

0.15W/m ² K blocks or better	Cavity insulation 0.02 W/m ² K	Cavity insulation 0.032 W/m ² K	Cavity insulation 0.037 W/m ² K
Celotex Solar, Celotex Standard, Duro Supablock, Duro Supablock 400, Thermalite shield, Thermalite Turbo, Toplok supra bloc, Toplok advance	Recticel Euro wall, Celotex CW4000	Dritherm 32 Cavity Batts	Rockwool Cavity batts, Other Dritherm products
Please note most other cavity wall insulations do not achieve the same value as Dritherm 32, even other Dritherm products like 34 etc.			

Note: Changing blocks/insulation brands may require a designer's recalculation especially where insulation is specified to offset glazing. Use of denser blocks can have a serious effect on U-value and may require more insulation if they are required for structural stability.

Client
SIMON GILLINGS

Job Title
DOUBLE STOREY SIDE/ REAR EXTENSION TO NO. 21 GROVE CRESCENT, BARNWOOD, GLOUCESTER.

Dwg Title
PROPOSED PLANS AND ELEVATIONS SITE AND BLOCK PLAN

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

Date

Dwg No. SG002