

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 plain tiles

Proposed materials and finishes:

Concrete plain tiles to match existing

Type:

Walls

Existing materials and finishes:

Facing bricks

Proposed materials and finishes:

Facing bricks to match existing

Type:

Windows

Existing materials and finishes:

Aluminium double glazed windows

Proposed materials and finishes:

Aluminium double glazed windows to match existing

Type:

Doors

Existing materials and finishes:

Aluminium double glazed doors

Proposed materials and finishes:

Aluminium doors to match existing

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

1.8m high close board fencing to site boundary

Proposed materials and finishes:

1.8m high Close board fencing 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

Location Plan 646/01 1:1250 Scale
Site/Block Plan 646/30 1:500 Scale
Proposed dwellings floor plans & elevations 646/31 1:50 & 1:100 Scale
Design & Access Statement .

Pedestrian and Vehicle Access Roads and Rights of Way

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

Vehicle Type:

Cars

Existing number of spaces:

9

Total proposed (including spaces retained):

11

Difference in spaces:

2

Vehicle Type:

Disability spaces

Existing number of spaces:

1

Total proposed (including spaces retained):

1

Difference in spaces:

0

Vehicle Type:

Light goods vehicles / Public carrier vehicles

Existing number of spaces:

1

Total proposed (including spaces retained):

1

Difference in spaces:

0

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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The connection will be to the existing foul drainage system adjoining existing units 1 & 2 .

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

The proposed Kitchens will include waste receptacles as will the utility cupboard . This is a supervised site with all staff trained in domestic waste management , this process is carried out as part of the carers activities whilst on site . The site benefits from a recycling store at the site entrance . All standard household waste will be disposed of via conventional wheelie/waste bins .

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Please see above .

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

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Self-build and Custom Build

Please specify each type of housing and number of units proposed

<p>Housing Type: Flats / Maisonettes</p> <p>1 Bedroom: 2</p> <p>2 Bedroom: 0</p> <p>3 Bedroom: 1</p> <p>4+ Bedroom: 2</p> <p>Unknown Bedroom: 0</p> <p>Total: 5</p>
--

Proposed Self-build and Custom Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	2	0	1	2	0	5

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Self-build and Custom Build

Please specify each existing type of housing and number of units on the site

Housing Type:

Flats / Maisonettes

1 Bedroom:

0

2 Bedroom:

0

3 Bedroom:

1

4+ Bedroom:

2

Unknown Bedroom:

0

Total:

3

Existing Self-build and Custom Housing Category Totals

1 Bedroom Total

0

2 Bedroom Total

0

3 Bedroom Total

1

4 Bedroom Total

2

Unknown Bedroom Total

0

Bedroom Total

3

Totals

Total proposed residential units

5

Total existing residential units

3

Total net gain or loss of residential units

2

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

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

4

Part-time

4

Total full-time equivalent

2.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

5

Part-time

4

Total full-time equivalent

2.00

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

Alan

Surname

Steele

Declaration Date

15/03/2022

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 opinions 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.

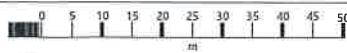
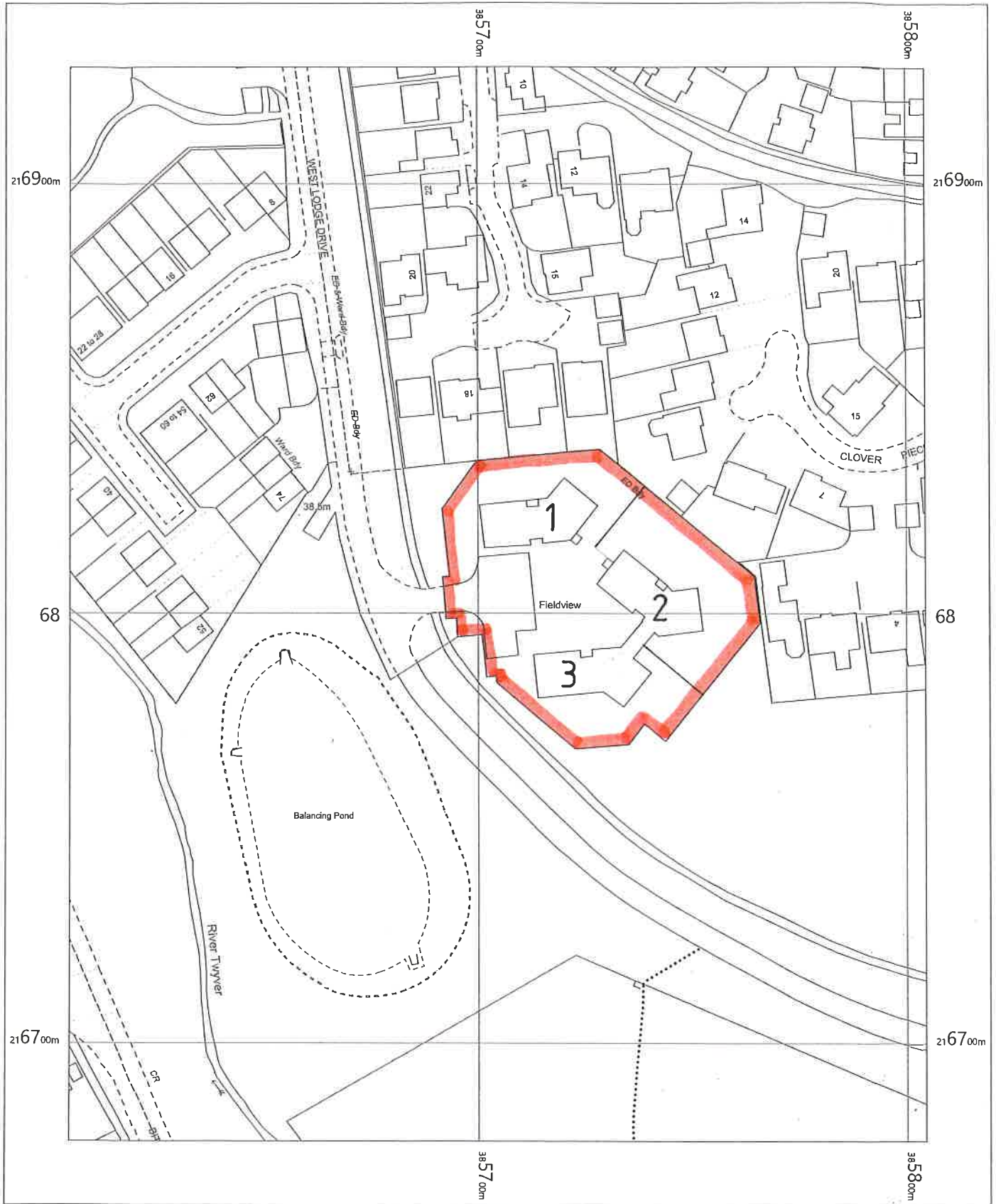
I / We agree to the outlined declaration

Signed

Alan Steele

Date

15/03/2022



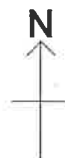
LOCATION PLAN
FIELD VIEW
WEST LODGE DRIVE

Drw No 646/01

OS MasterMap 1250/2500/10000 scale
Thursday, October 4, 2018, ID: JEW-00746613
maps.johnwright.com

1:1250 scale print at A4, Centre: 385704 E, 216802 N

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KJA Reprographics

DESIGN & ACCESS STATEMENT

Written in support of 2 number one bedroomed dwellings at Field View, West Lodge Drive, Coney Hill, Gloucestershire. GL4 4QH

DESIGN

In this section I will explain the design considerations adopted to ensure that the proposal is appropriate and in context with the surrounding area. I will also discuss the design principles and concepts that have been applied.

USE

Residential (C3)

AMOUNT

Ground floor dwelling - 84m² footprint

Lounge 25.4m² floor space (internal)

Bedroom 14.6m² floor space (internal)

Kitchen 9.0m² floor space (internal)

Bathroom 8.7m² floor space (internal)

First floor dwelling - 98m² gross internal footprint

Lounge 24.7m² floor space

Bedroom 15m² floor space

Kitchen 7.8m² floor space

Bathroom 5.2m²

LAYOUT

The proposed units occupy a space between the existing built forms without any loss of amenity space to the adjoining units as this area is currently unwanted/unrequired communal space.

SCALE

The proposed has been designed to supplement the existing structures on site. Whilst the adjacent single storey dwellings have disproportionate height due to the reasonably substantial roof span in combination with the steep roof pitches. As such, the proposed two storey design will sit happily next to the existing.

The proposed soffit level is 4.8m above dpc.

The proposed ridge level is 7.85m above dpc

The building width is 7.05m

The building depth varies from 11m to 12.55m to 15m due to the stepped nature of the proposed floor plan.

LANDSCAPE

None of the existing soft landscaping is affected by this proposal. We are happy to consider additional landscaping should the LPA consider it helpful.

APPEARANCE

All external finishing materials will match those already employed on site.

DRAINAGE

Any foul drainage will be connected to the existing system.

Any surface water drainage will be SUDS compliant.

ACCESS

The existing access remains unaltered. We consider that the site has sufficient parking provision currently. However, an additional carparking space has been designed into the site improvements to accommodate the 1no. additional job that this application will create should it be approved.

DRAINAGE STRATEGY

Written in support of the proposed site office and sensory room

Field View

West Lodge Drive

Gloucester

GL14 4QH

The case officer has requested that we deposit a 'Drainage Strategy' for the proposal.

The subject site is currently part finished in impermeable tarmac, concrete slabs, footpaths, together with porous landscaped garden.

The new impermeable area can be constructed using water permeable materials such as gravel, brick paviours for parking areas etc., if required, and controlled by condition.

The proposed structures will include 2 no. surface water collection tanks located to receive rainwater from the standard 100mm half round guttering and downpipes. These tanks will be used to re-cycle rainwater for residential amenity use. Any excess will overflow into the existing surface water drainage arrangement by way of attenuation.

Foul drainage will be constructed and designed to comply with the current building regulations. It will connect into the existing foul water drainage system on site. As this develop provides a considered surface water collection and mitigation system and, as such we consider it to be entirely acceptable in surface water management terms.

As this development provides a consider reduction in the current impermeable surface area, together with surface water collection and mitigation we consider it to be entirely acceptable in surface water management terms.

WATER MANAGEMENT STATEMENT

IN SUPPORT OF THE PLANNING APPLICATION FOR THE ERECTION OF SITE OFFICE AND SENSORY ROOM FIELD VIEW WEST LODGE DRIV GLOUCESTER GI4 4QH

Objective:

To minimise flood risk, improve water quality and groundwater recharge and enhance biodiversity and amenity interest.

These aims will be realised by: -

- Managing surface water
- Achieving sustainable drainage principles in new development
- Incorporating appropriate water management techniques into new development
- Ensuring priority is given to the re-use and recycling of water
- Ensure new development negates adverse effects on water cycle, supply and quality
- Establishing the lifelong maintenance and management responsibilities
- Restricting the developed rate of surface water run-off
- The provision of water harvesting, saving and recycling devices in new development

Site Details:

Erection of a site office and sensory room.

The existing vehicular and pedestrian access is shown on the accompanying plans submitted with the application.

Water Management – Construction Phase

There is expected to be no measurable increase in contaminated water during the construction process.

Household Usage

General household water applications will have recognised water saving measures. For example, taps will be 'aerated taps', showers will have 'aerated showerheads', toilets will have dual flush cisterns (3/6 litres). The washing machine and dishwasher will be modern efficient appliances.

Grey water from kitchen sink, wash hand basins etc. is to be directed to a water harvesting system and will be able to be recycled for flushing toilets etc. after passing through a filtration plant attached to the system. This will minimise loading on the proposed foul drainage system.

Foul Water Management

The subject site is served by an existing public foul drainage system. Any increase created by the proposal can be accommodated within the existing system. The system will be more than capable of handling sewage from the proposed modest dwelling. The load on the system will be minimised by including the use of grey water harvesting. All new foul water drainage will be approved via the Building Act post planning approval.

Rainwater Gutters & Pipes (Roof Run off)

All downpipes taking rainwater 'run off' from roofs will connect to a water harvesting tank (combined with grey water harvesting) with management controls and filtration if required.

Overflow will be connected to the existing surface water system

Surface and Hard Surfaces

All hard surfaces are existing. Surface water drains located in the existing immediate area and at the low point of the parking area are proposed to be discharged to the existing system of the building. All drainage design will be approved via the Building Act post planning approval.

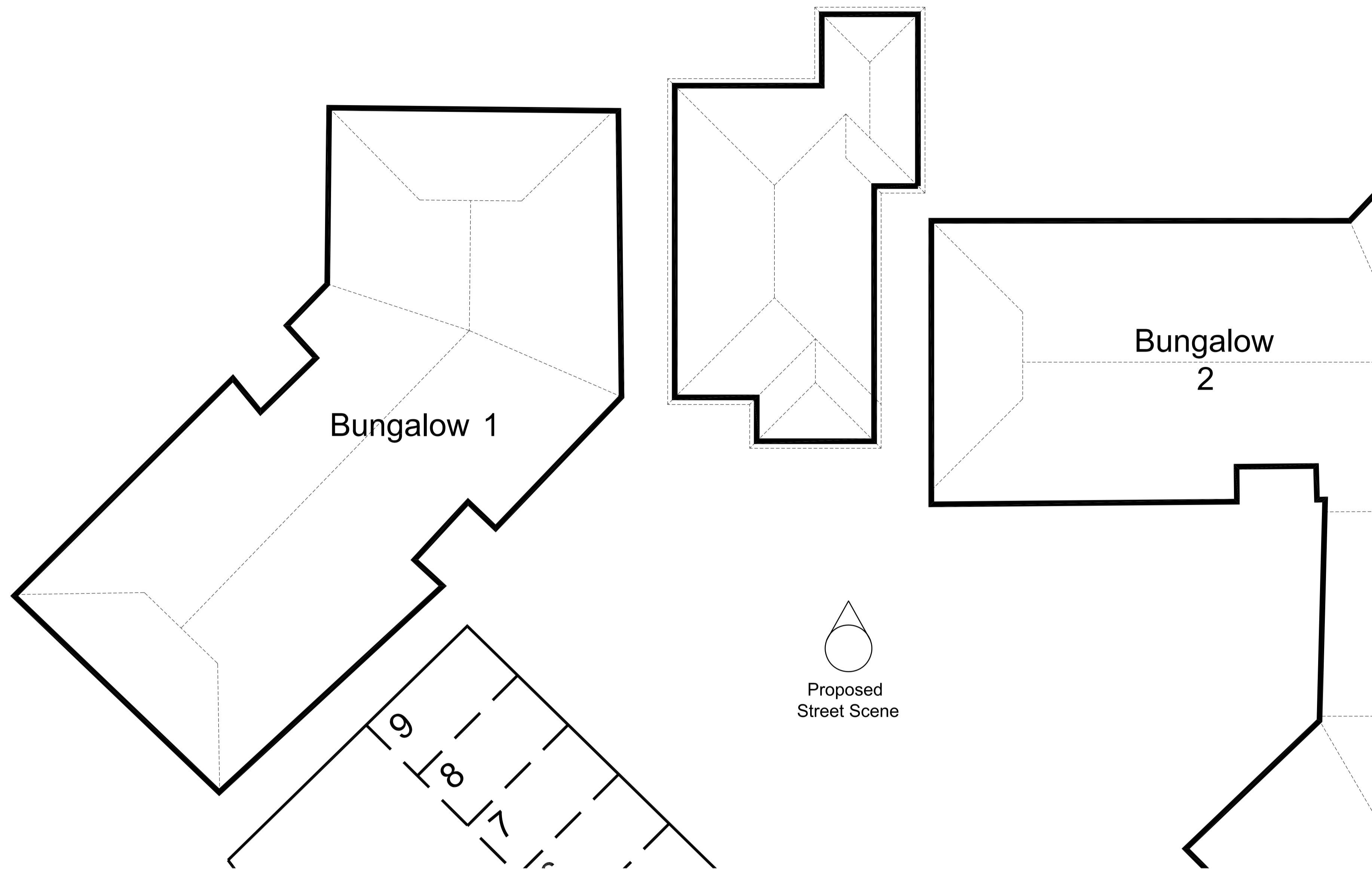
Maintenance

All drainage pipes will be maintained by occupiers of the building/.

Conclusion

This proposal creates no risk of flood and provides a sustainable drainage solution with future proof credentials.

rev.	date	description
-	18/05/22	First Issue



Street Scene of Existing Buildings with Proposed Maisonette

Field View , Coney Hill ,
Gloucestershire, GL4 4XU
Client : Holmleigh Care Ltd

Development Consultants
AGS
Conee Gange, Conee, Glos GL19 3RQ

Proposed 1B2P Flats Street Scene Date: May 2022

Scale: 1/50 @ A1

Drawing No: 646 /33 Rev -

Subject to correct planning. See top left.



Building 2 Proposed Ground Floor

Field View , Coney Hill ,
Gloucestershire
Client : Holmleigh Care Ltd

Bungalows 2 and 3 Date: July 18
Scale: 1/50 @ A0 Drawing No: 646 / 09 Rev -



AGS Development Consultants
Coney Hill, Gloucestershire, GL5 1JQ

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rev.	date	description
A	28/07/18	Plan moved to drawing 646-09



Proposed East Elevation



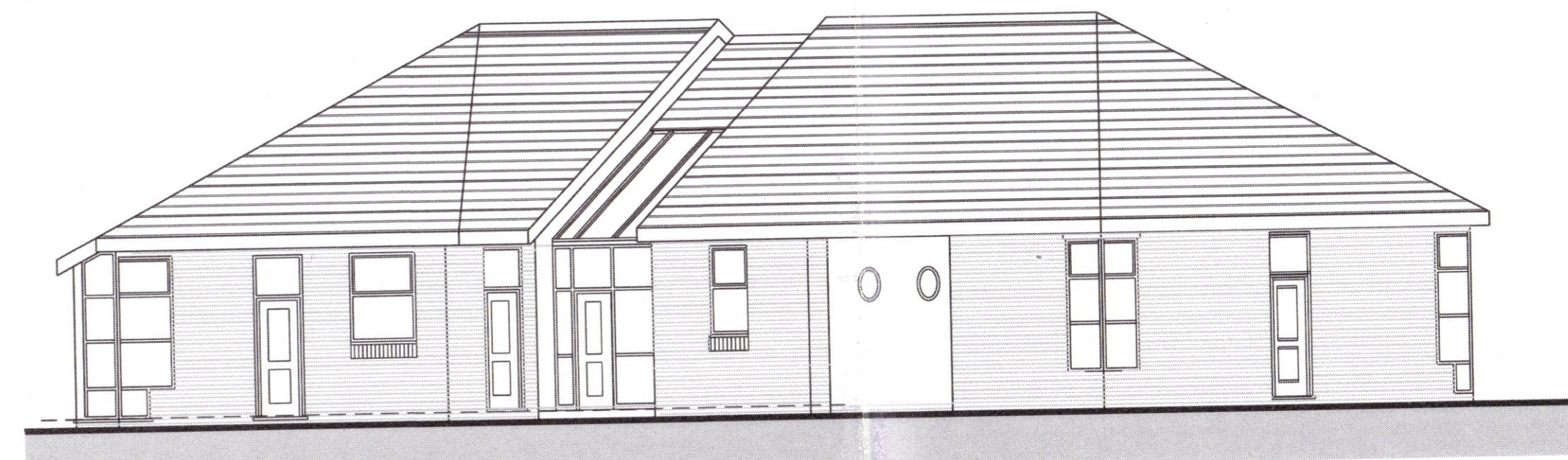
Proposed North Elevation



Proposed South Elevation A



Proposed West Elevation



Proposed South Elevation B

Field View , Coney Hill ,
Gloucestershire
Client : Holmeigh Care Ltd

Bungalows 2 and 3 Elevations Date: July 18

Scale: 1/100 @ A1

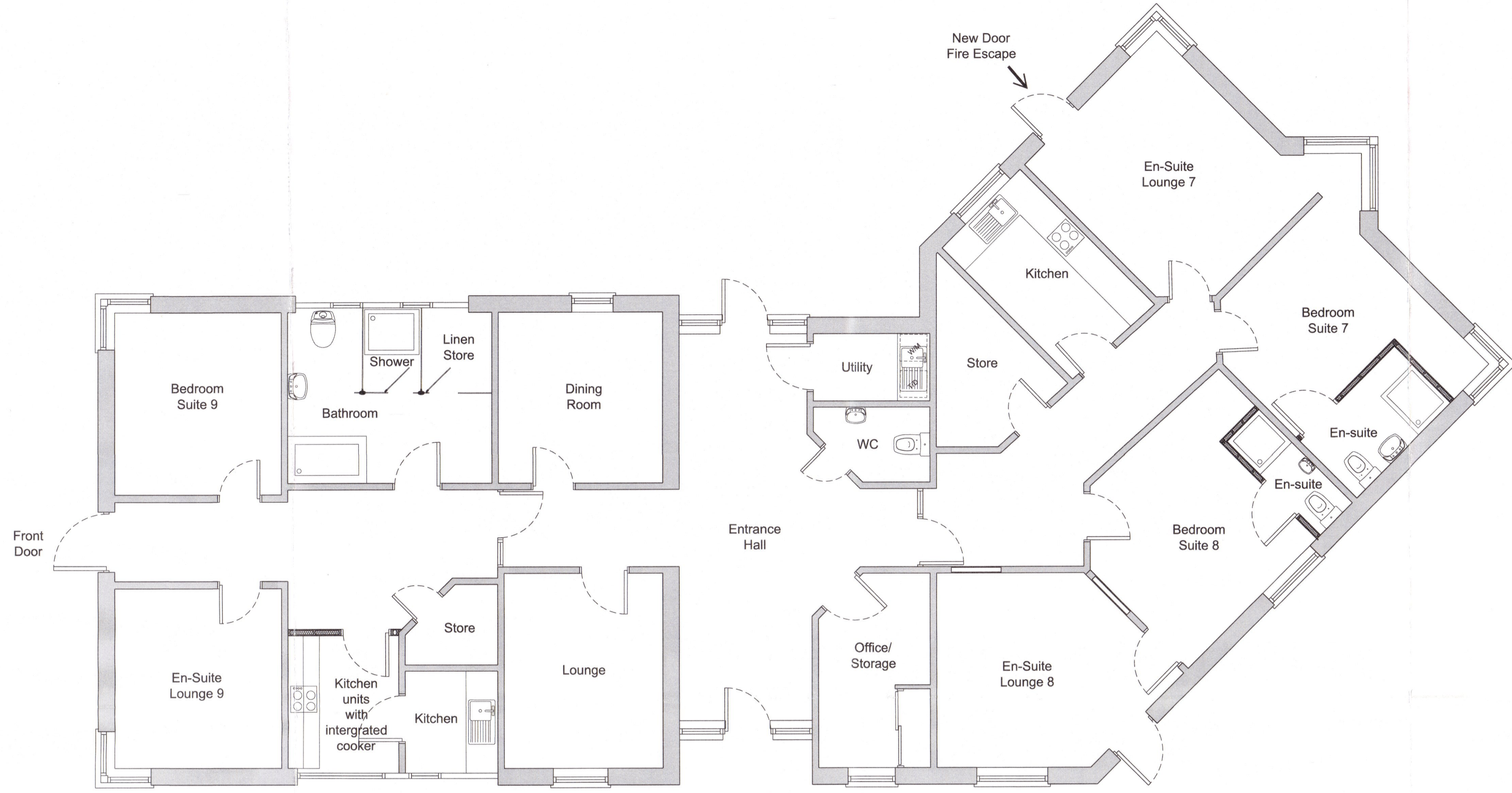
Drawing No: 646 / 10 Rev A

AGS
Development Consultants
Croyce Gange, Cress, Gloucestershire

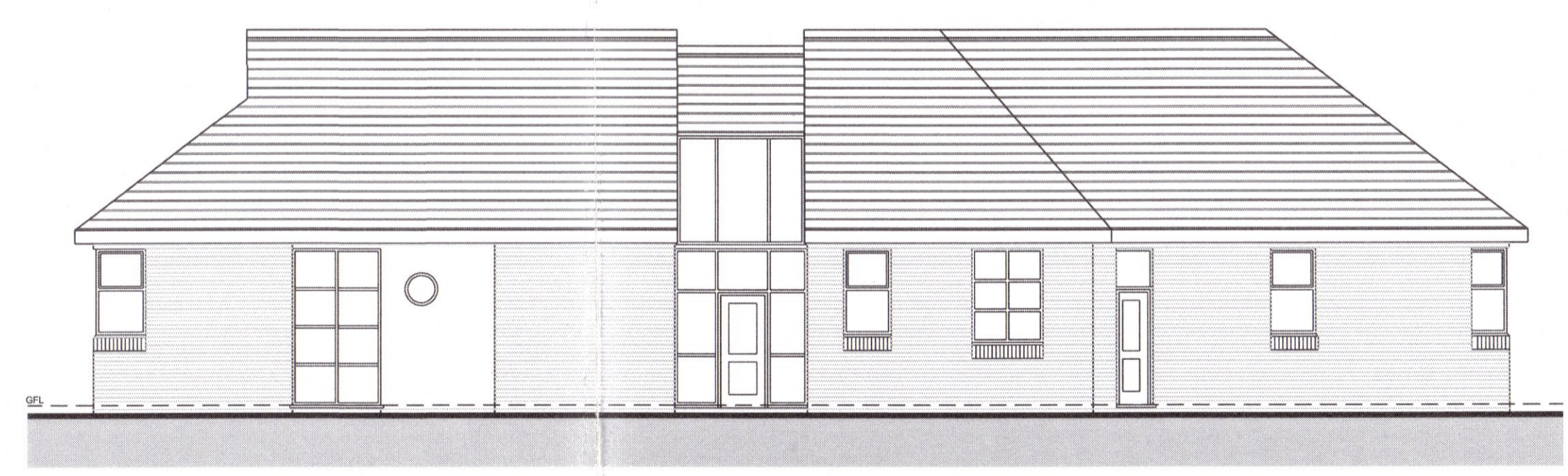
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rev.	date	description



Lodge Building Proposed Bungalow 1



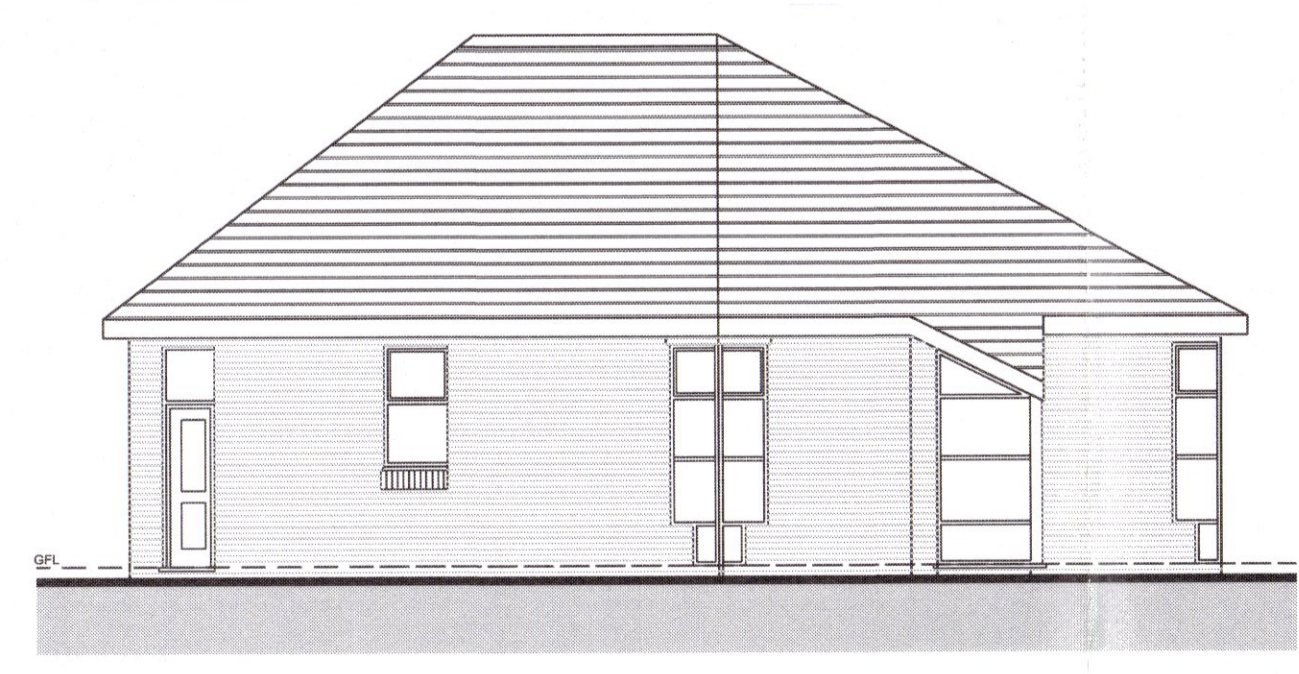
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation

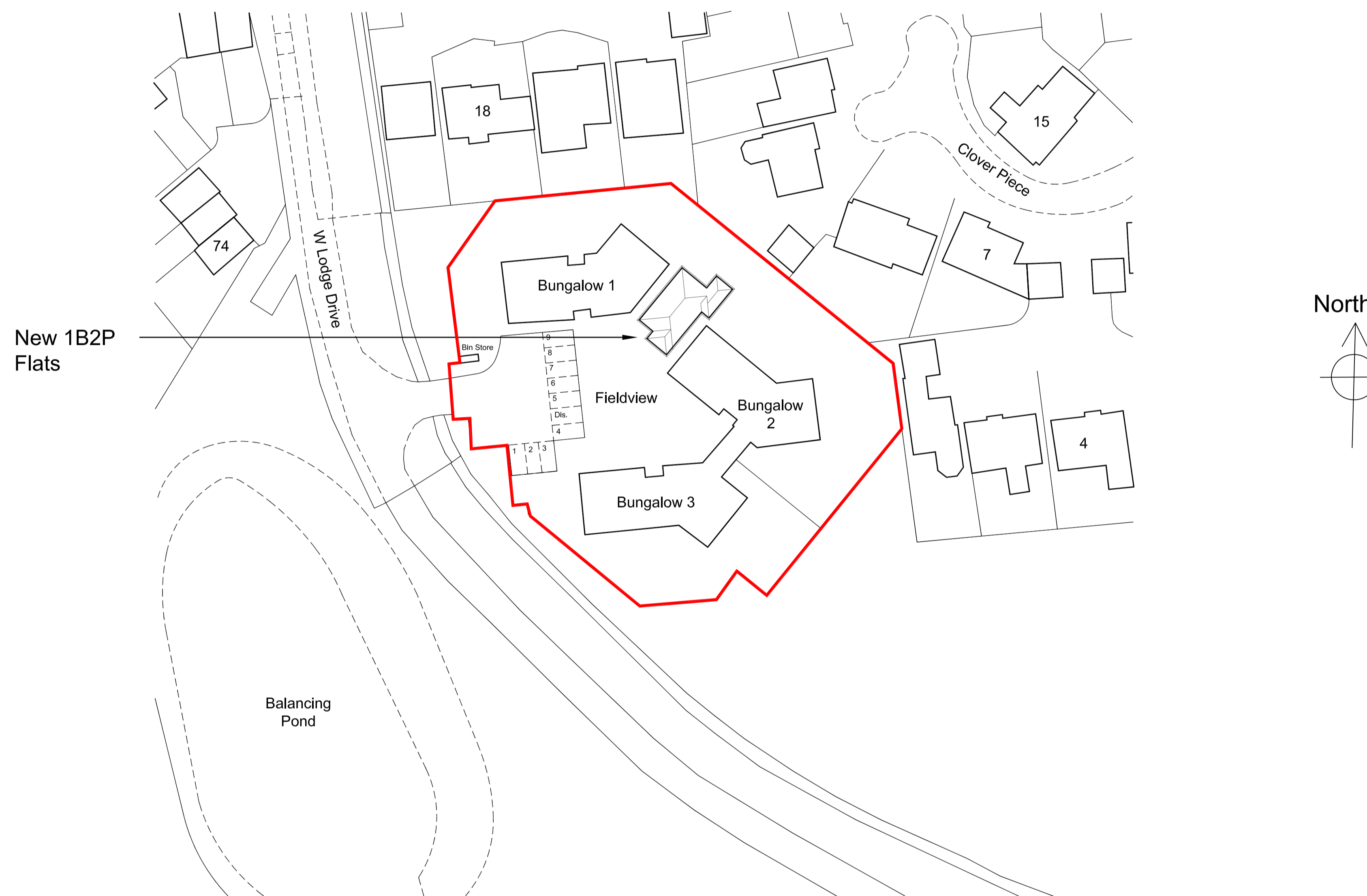


Proposed West Elevation

Field View , Coney Hill ,
 Gloucestershire
 Client : Holmleigh Care Ltd

Development Consultants
AGS
 Coney Grange, Conishead, Gloucestershire

rev.	date	description

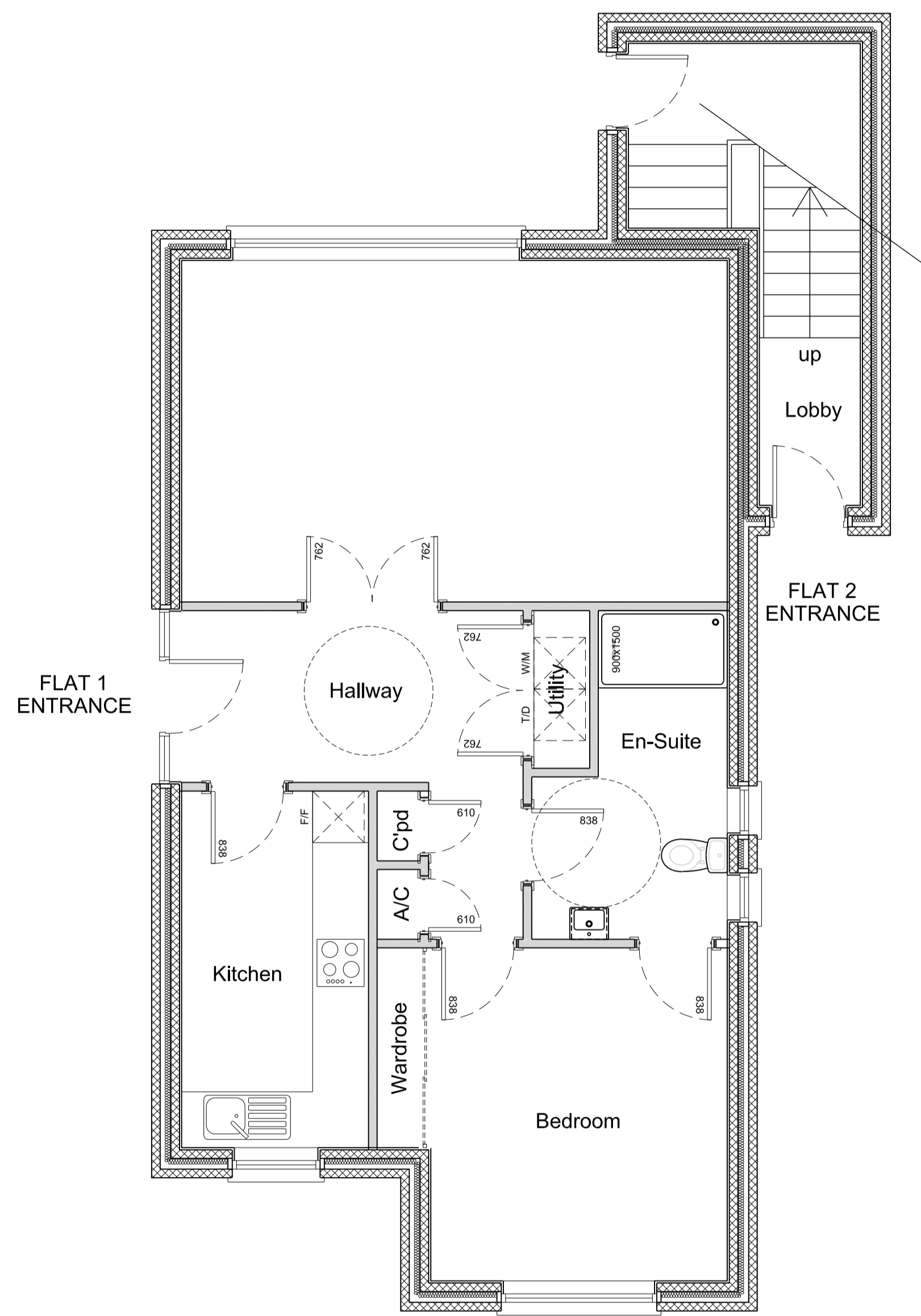


Block Plan @ 1:500
 0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

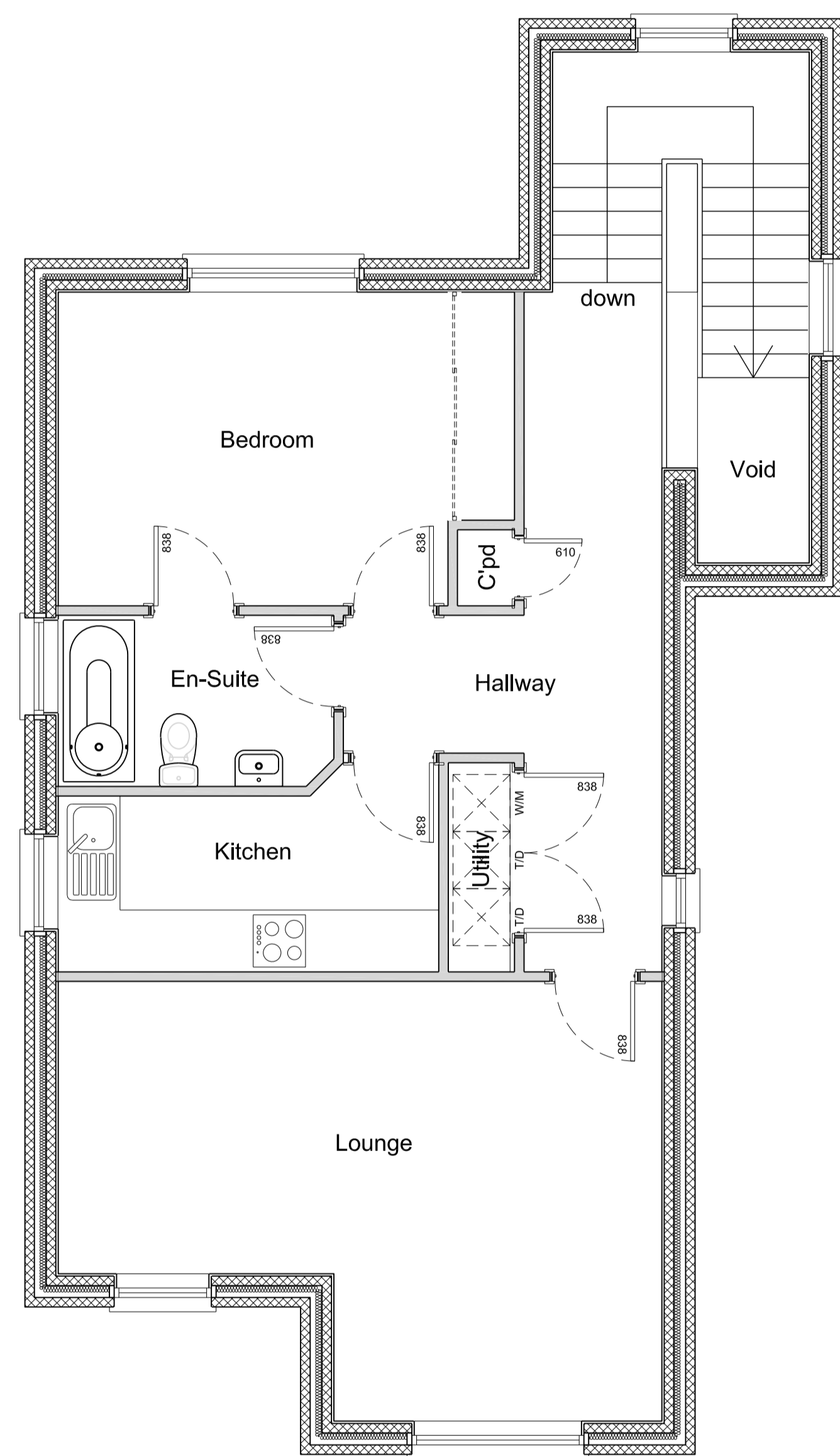
Field View , Coney Hill ,
 Gloucestershire, GL4 4XU
 Client : Holmleigh Care Ltd

Existing Site Plan with 1B2P Flats Proposal Date: March 2022

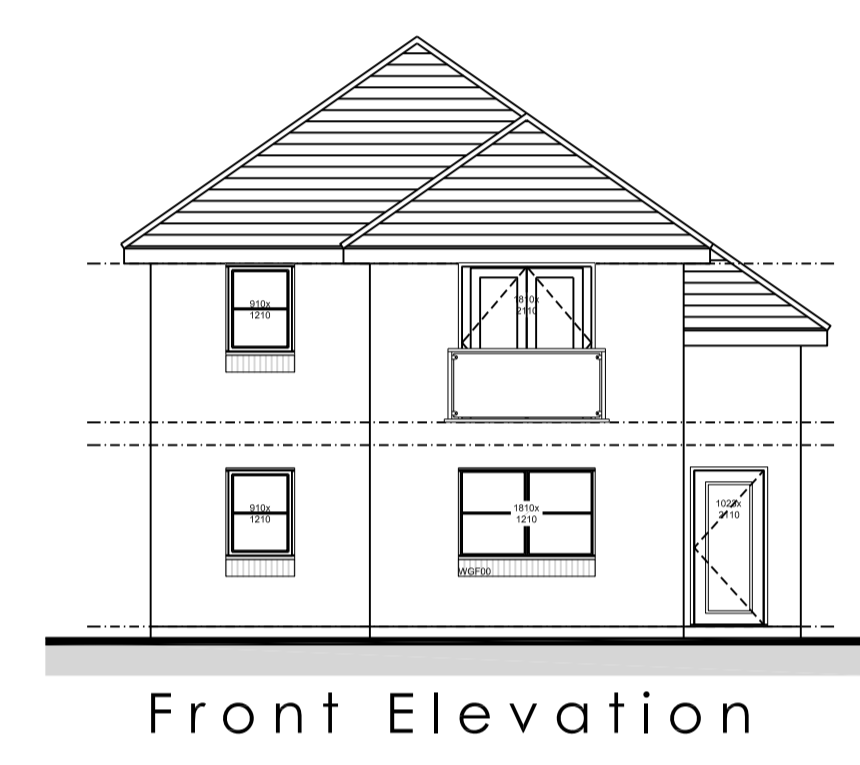
Scale: 1/500 @ A1 Drawing No: 646 /30 Rev -



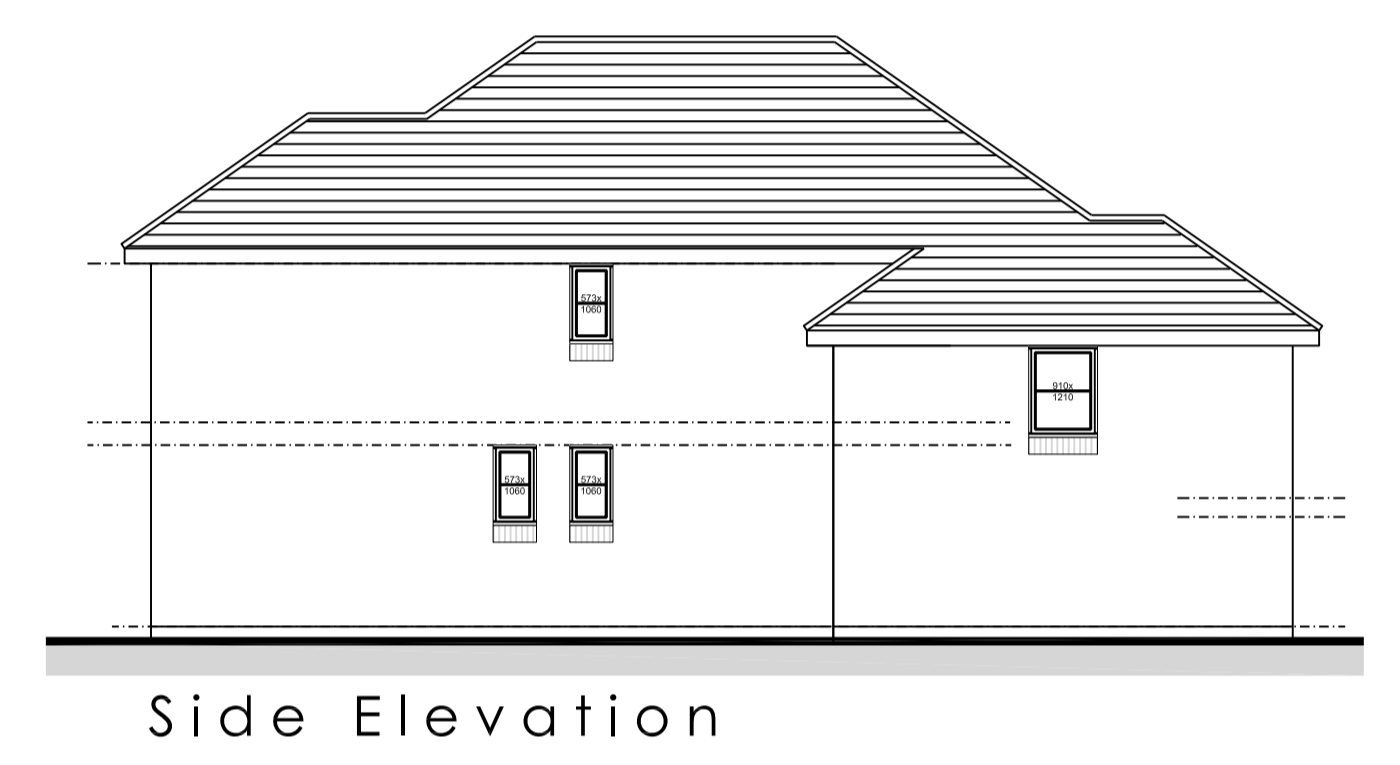
Ground Floor Plan



First Floor Plan



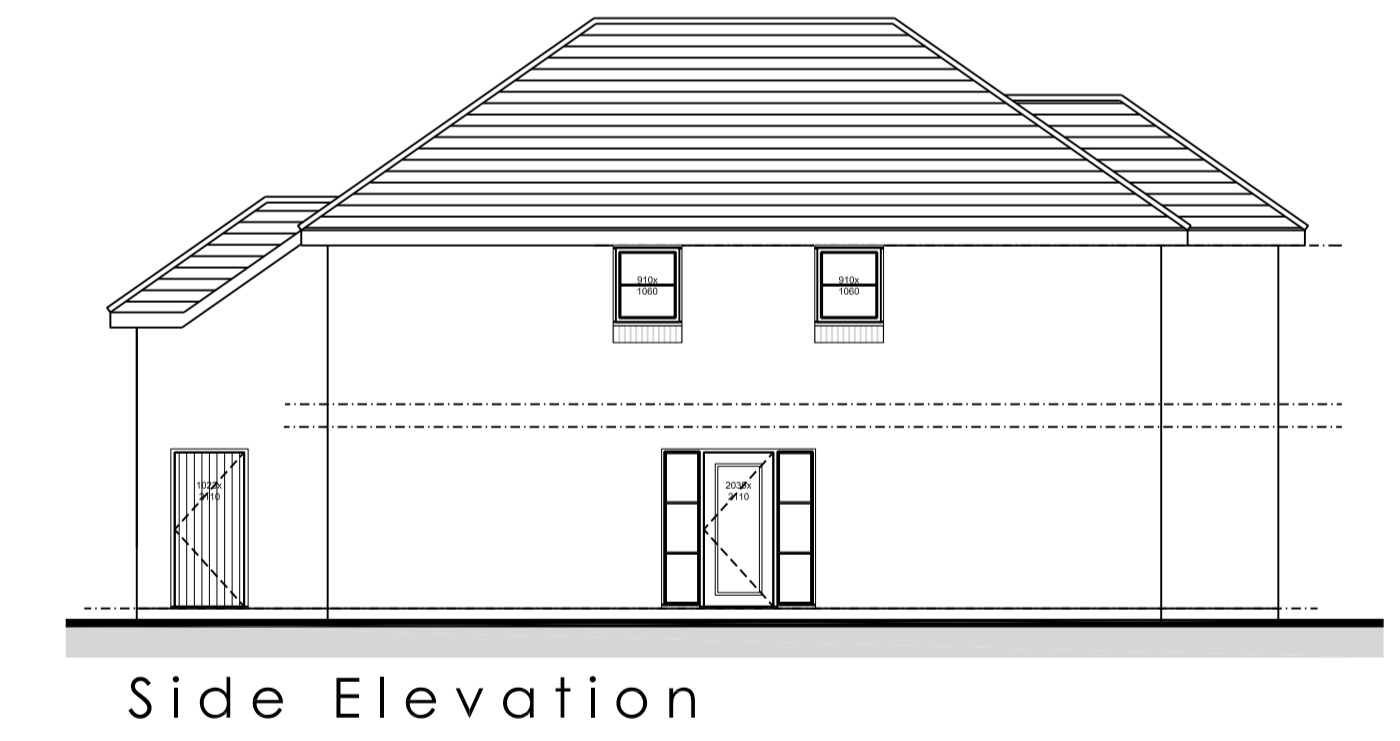
Front Elevation



Side Elevation

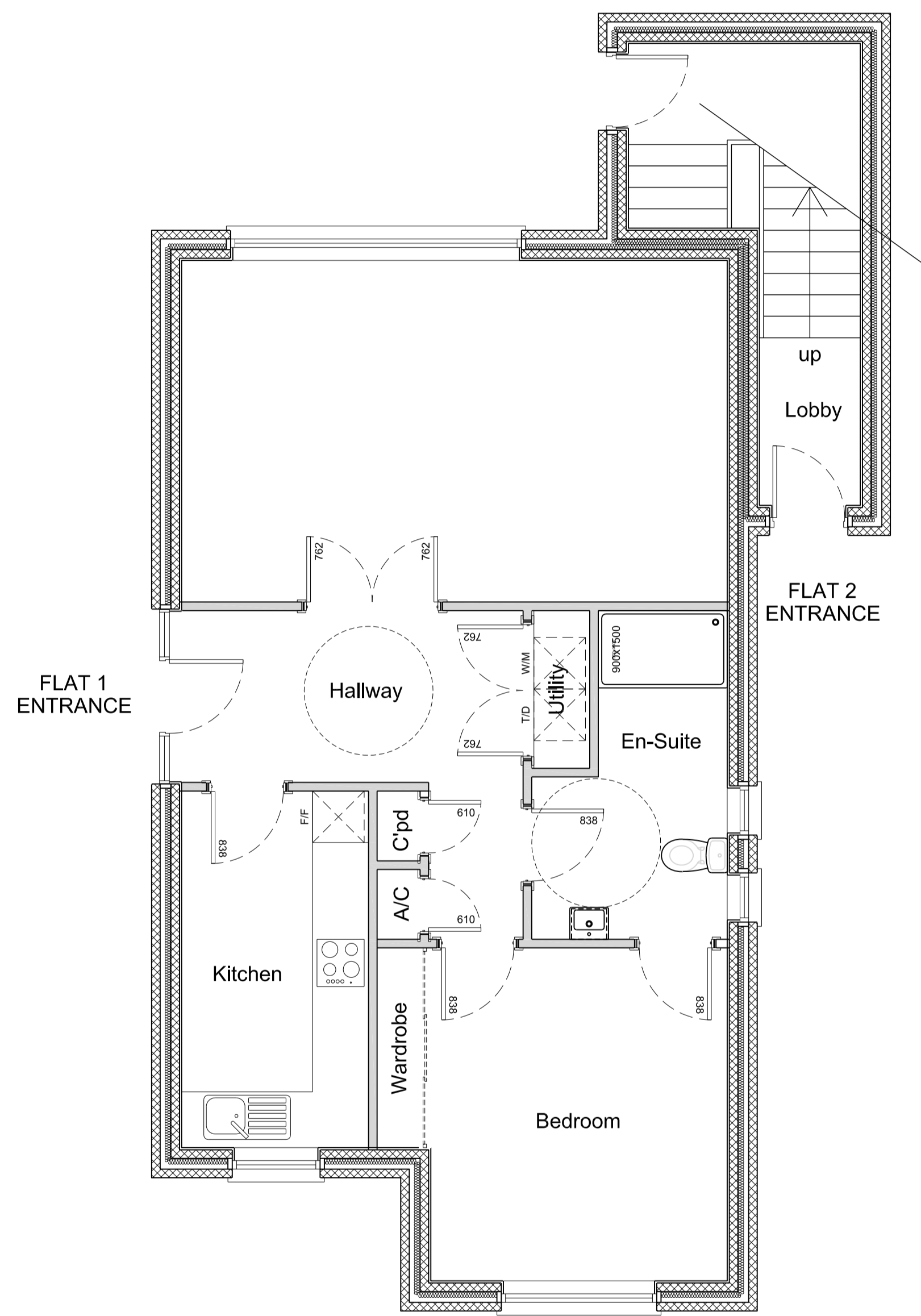


Rear Elevation

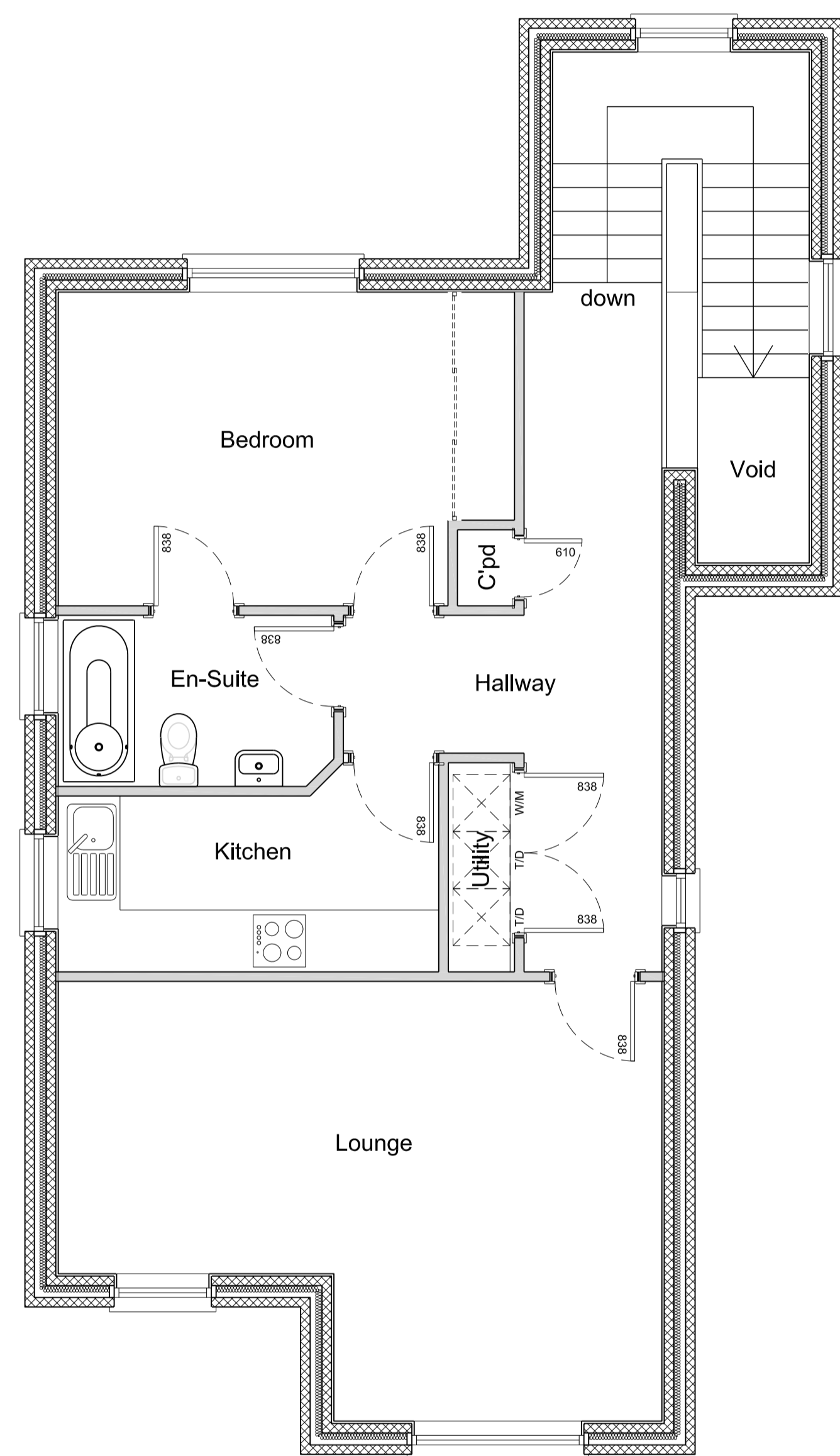


Side Elevation

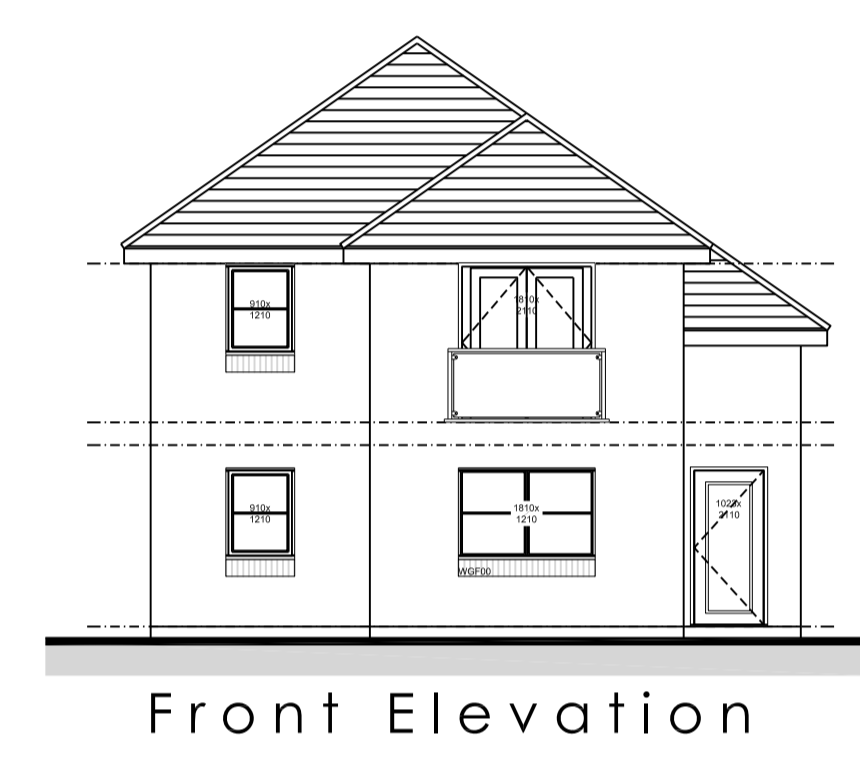
Field View , Coney Hill ,
Gloucestershire, GL4 4XU
Client : Holmleigh Care Ltd



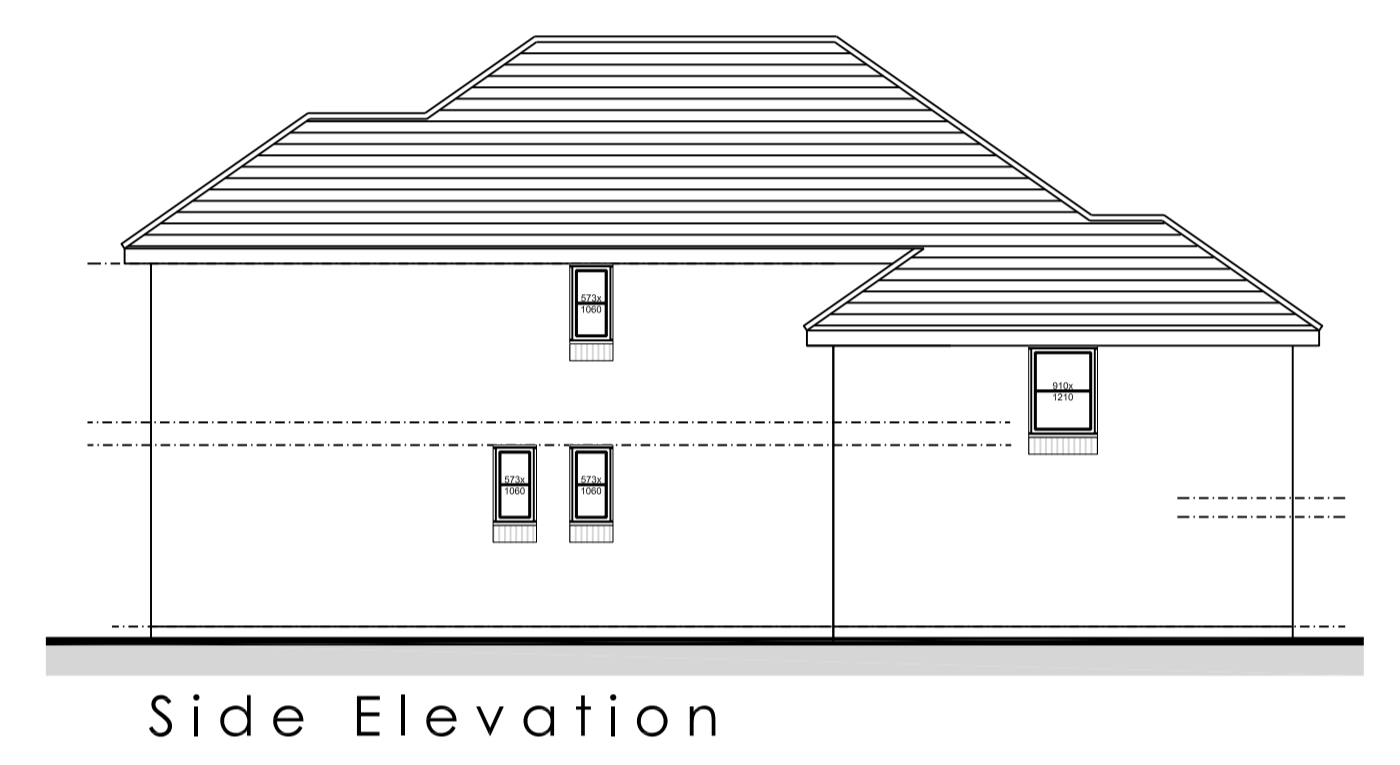
Ground Floor Plan



First Floor Plan



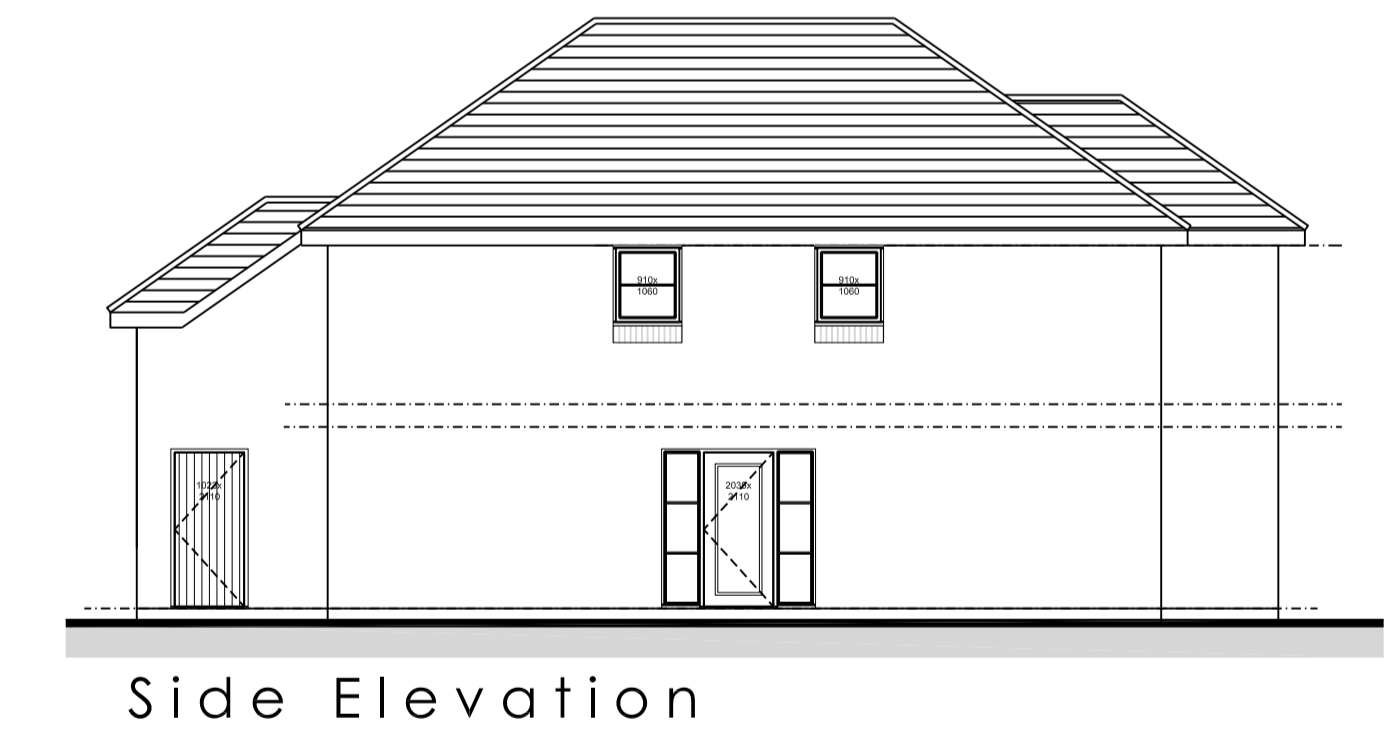
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Field View , Coney Hill ,
Gloucestershire, GL4 4XU
Client : Holmleigh Care Ltd