

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

Joshua

Surname

Loade

Company Name

Address

Address line 1

80A Cheltenham Road

Address line 2

Longlevens

Address line 3

Gloucester

Town/City

Country

United Kingdom

Postcode

GL2 0LX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Erection of a single-storey, detached garage at front of property.
Length 7m
Width 3.8m
Height 2.5m Sloped roof (sloping towards garden)

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:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Rubber sloped roof

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Concrete blocks/panels to be finished with rendered plaster in off-white to match neighbour's garage and kitchen to rear of property.

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

1x UPVC window in white

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

1x Metal door painted grey to match other doors on property 1x UPVC door in grey to match other doors.

Type:

Lighting

Existing materials and finishes:

Proposed materials and finishes:

Security lighting to be added to side of garage to point into garden of property.

Type:

Other

Other (please specify):

Guttering

Existing materials and finishes:

Proposed materials and finishes:

Black UPVC guttering to match the house.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Fence runs alongside public path and towards house.

Proposed materials and finishes:

Fence to be removed where garage walls are erected. Hedges/shrubs will be planted between the garage and the public footpath. Tree to be planted behind proposed garage between garage and neighboring flats. Fence towards house to be removed to leave garage door accessible from off road parking space. fence to be re-erected from the corner of garage to the house. Nothing will encroach on any land outside of our boundary.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Grass area between proposed garage and current off road parking.

Proposed materials and finishes:

converted to Block paving colour matched to the paving of current car parking spaces (enough for one additional car).

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

If Yes, please describe:

Additional off road car parking space in block paving to match current spaces. This will replace grass area that is within the boundary between the proposed garage and current car parking spaces.

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

Date (must be pre-application submission)

14/09/2022

Details of the pre-application advice received

Previous planning application was refused and Mr Bishop was the officer who I spoke to about the refusal. He suggested amending to a flat roof, using a more basic shape with less side builds, staying more in keeping with the area (plastered finish similar to neighbor's garage), adding a tree to the rear of the garage to add privacy/natural view for neighboring flats.

All of this has been taken into consideration and included in the new plans.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

80

Suffix:

A

Address line 1:

Cheltenham Road

Address Line 2:

Longlevens

Town/City:

Gloucester

Postcode:

GL2 0LX

Date notice served (DD/MM/YYYY):

18/09/2022

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Joshua

Surname

Loade

Declaration Date

18/09/2022

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

Joshua Loade

Date

18/09/2022

HM Land Registry
Official copy of
title plan

Title number **GR447677**

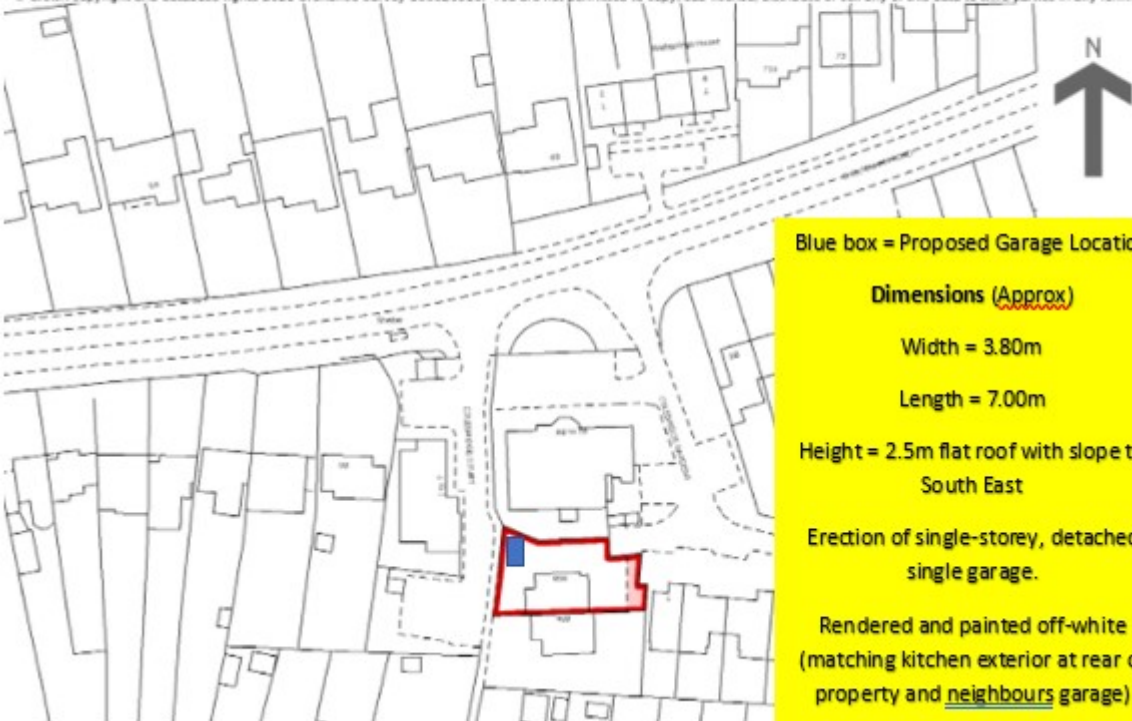
Ordnance Survey map reference **SO8519SW**

Scale **1:1250**

Administrative area **Gloucestershire :**
Gloucester



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Blue box = Proposed Garage Location

Dimensions (Approx)

Width = 3.80m

Length = 7.00m

Height = 2.5m flat roof with slope to
South East

Erection of single-storey, detached
single garage.

Rendered and painted off-white
(matching kitchen exterior at rear of
property and neighbours garage)

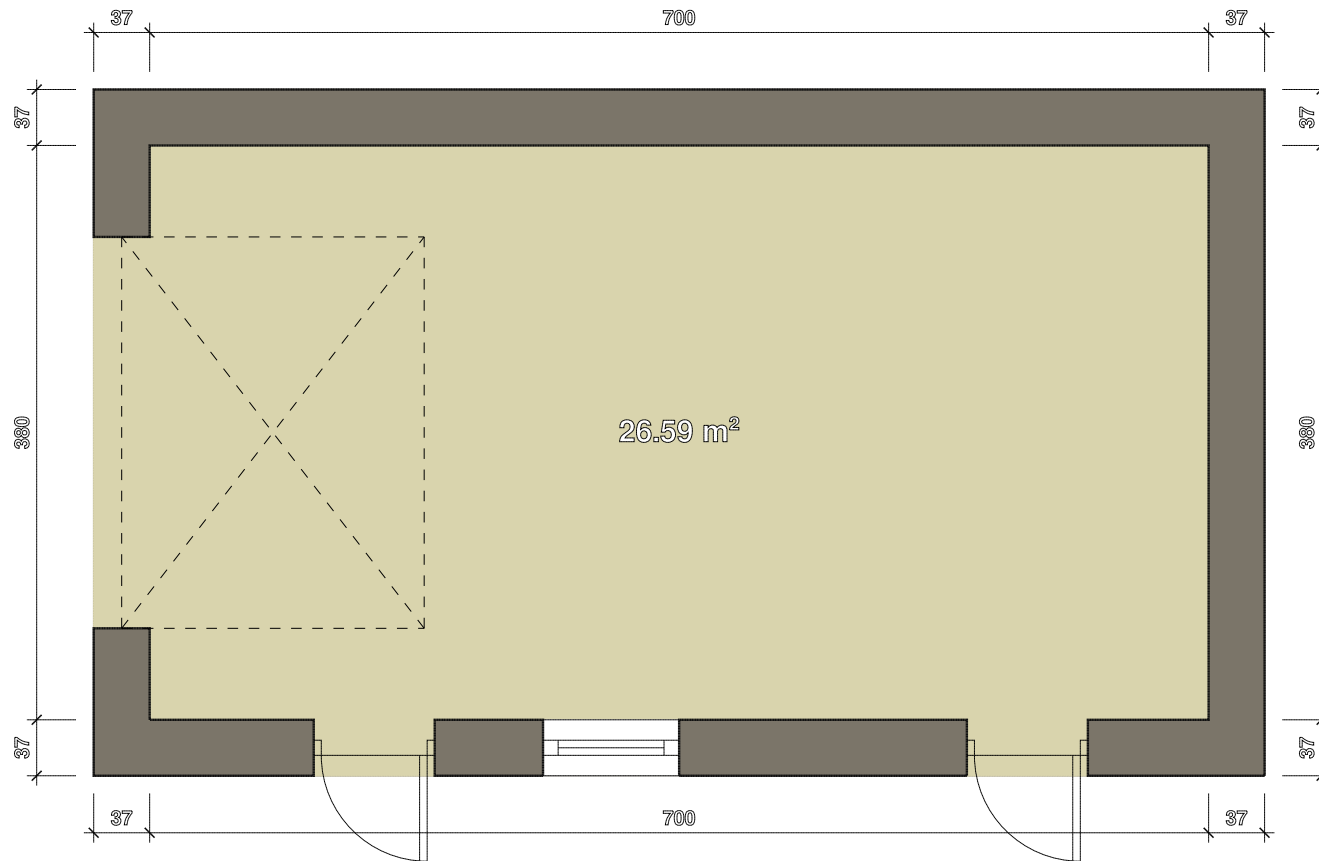
80a, Cheltenham Road, Gloucester, Gloucestershire, GL2 0LX



Site Plan shows area bounded by: 385115.31, 219155.21 385256.73, 219296.63 (at a scale of 1:1250), OSGridRef: SO85181922. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

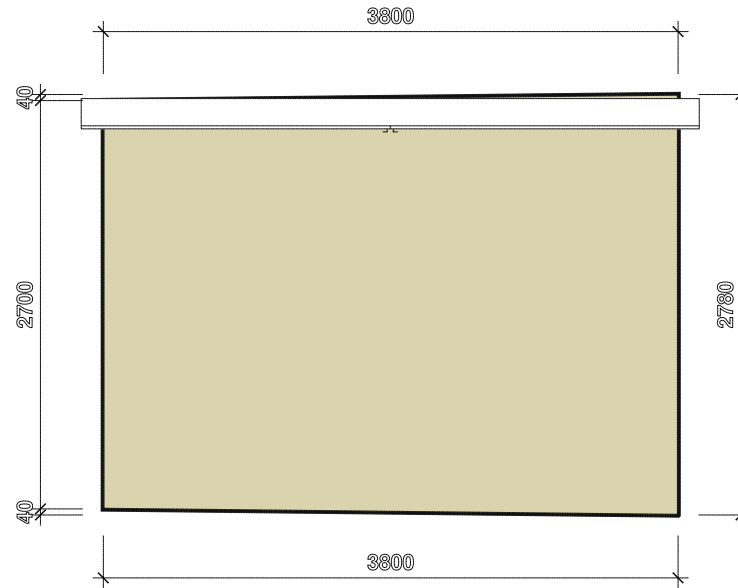
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1:50

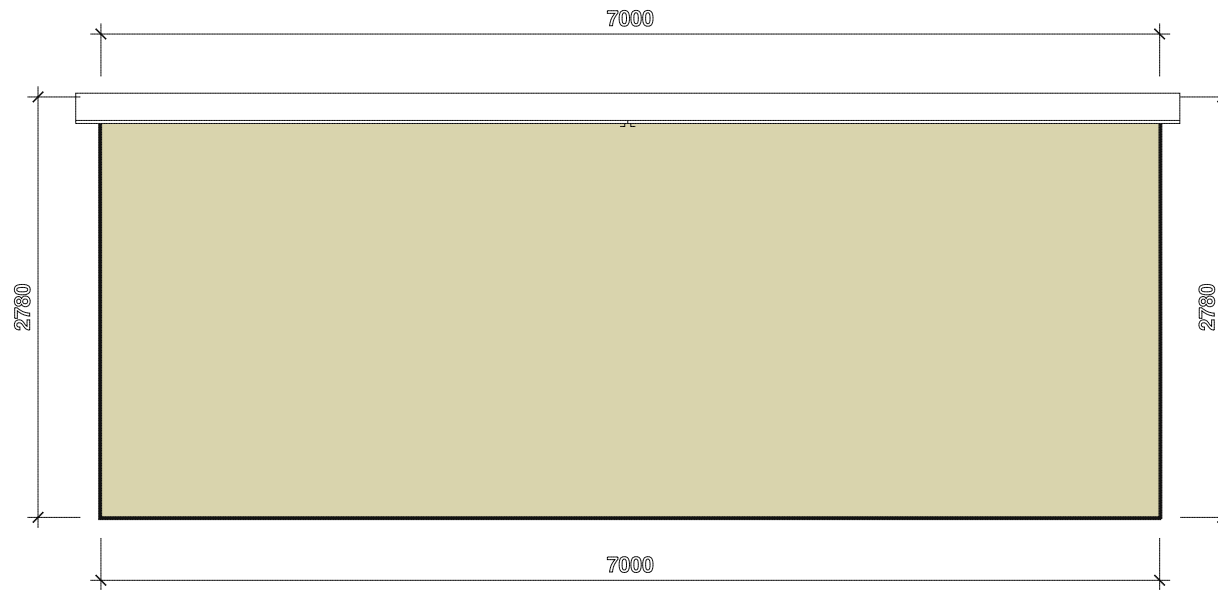
North East elevation



Building is 3800mm wide, including eaves is 4100mm. Flat roof has 80mm drop from right to left to allow water to drain towards the guttering on south east side. Highest point is 2780mm and lowest 2700mm.

1 : 50

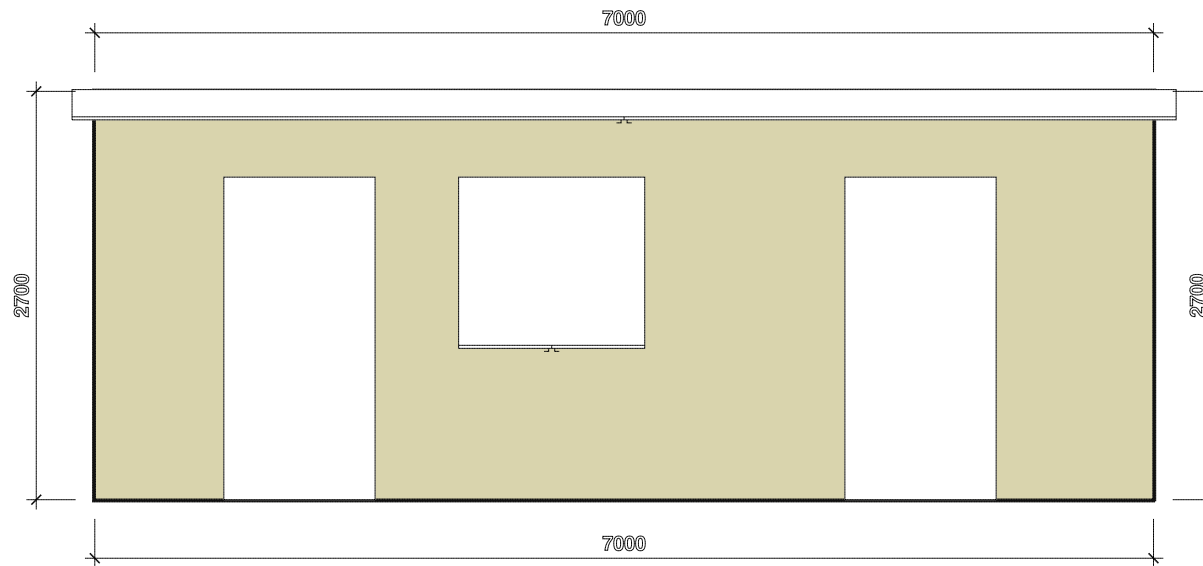
North West elevation



**Length of building is 7000mm. Eaves extends over both sides with a 150mm overhang taking to total length to 7300mm.
This elevation shows the highest point of the building at 2780mm and will slope toward garden to run off any water.**

1 : 50

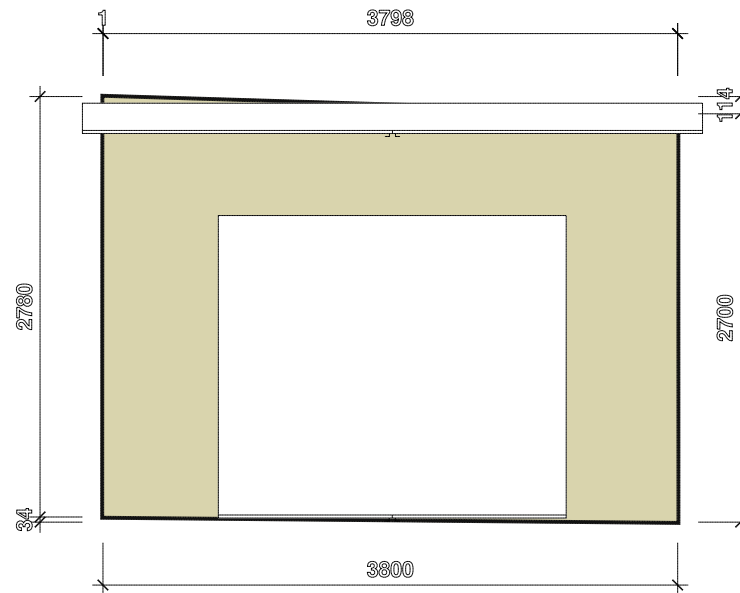
South East Elevation



Length of building is 7000m. Eaves extends over each side with 150mm overhang taking total to 7300mm. This elevation shows roof at lowest point of 2700mm. This will slope towards garden to drain rain water. Drop will be 80mm.

1 : 50

South west elevation



Building is 3800mm wide, including eaves is 4100mm. Height is 2780mm at highest point and slopes left to right towards south east side to allow rain water to run towards garden at 2700mm.

1 : 50