

Application for a Lawful Development Certificate for a Proposed Use or Development

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

Gary

Surname

Hughes

Company Name

Address

Address line 1

9 A Brookfield Road

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL3 3HA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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 Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes
 No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes
 No

Has the proposal been started?

- Yes
 No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- Permanent
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Adheres to PD rules under the relevant classes

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

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

Declaration

I / We hereby apply for Lawful development: Proposed use 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.

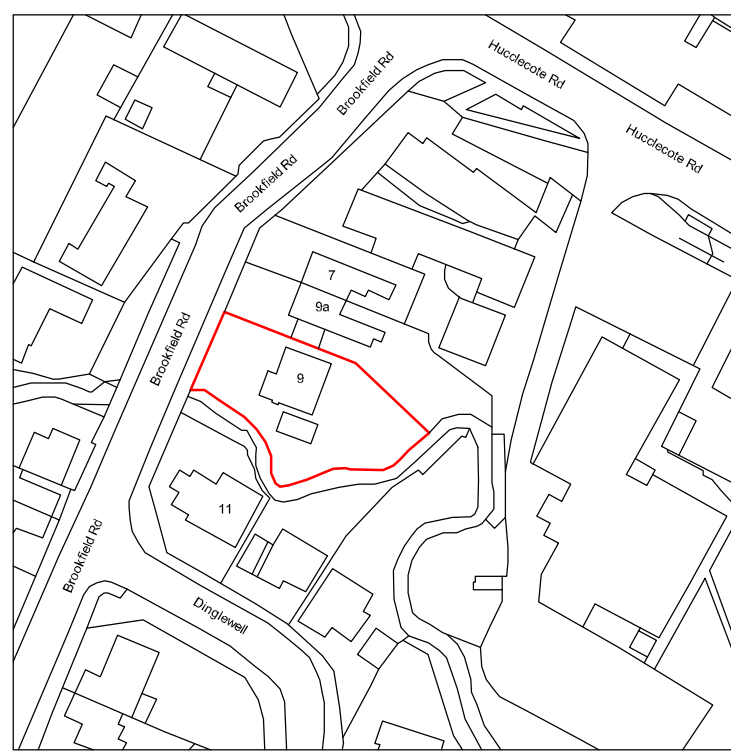
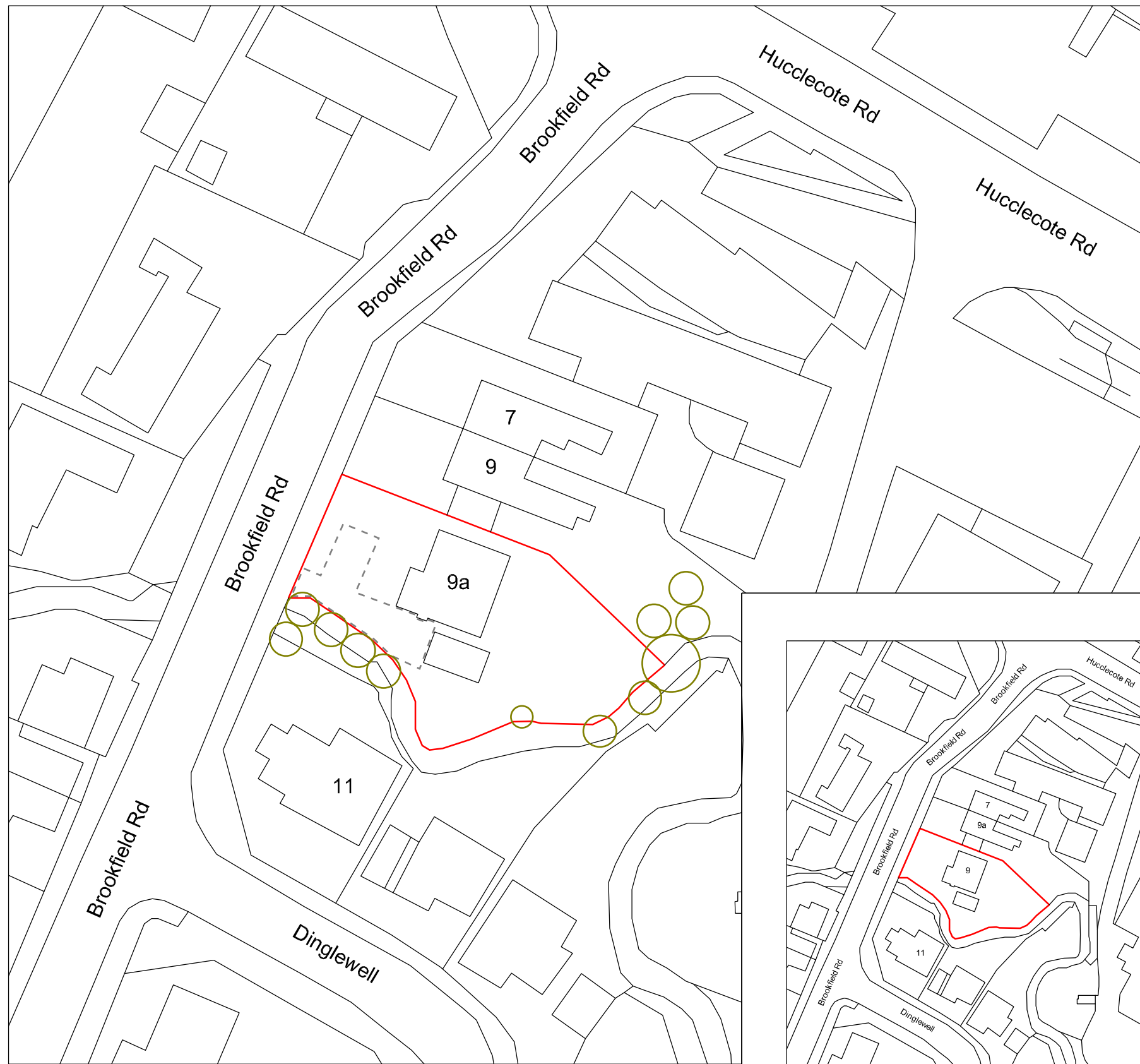
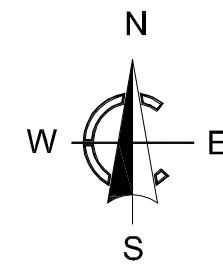
I / We agree to the outlined declaration

Signed

Marian Donohue

Date

22/10/2022



SITE BLOCK PLAN
 SCALE 1:500

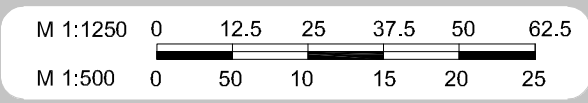
--- = Existing concrete drive

○ = Existing Trees

SITE LOCATION PLAN
 SCALE 1:1250

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9. Ensure all Party Wall Notices have been served and Awards/Agreements are in place before the commencement of works.



EXISTING SITE LOCATION PLAN & BLOCK PLAN

Gary Hughes
 9a Brookfield Road
 Hucclecote
 GL3 3HA

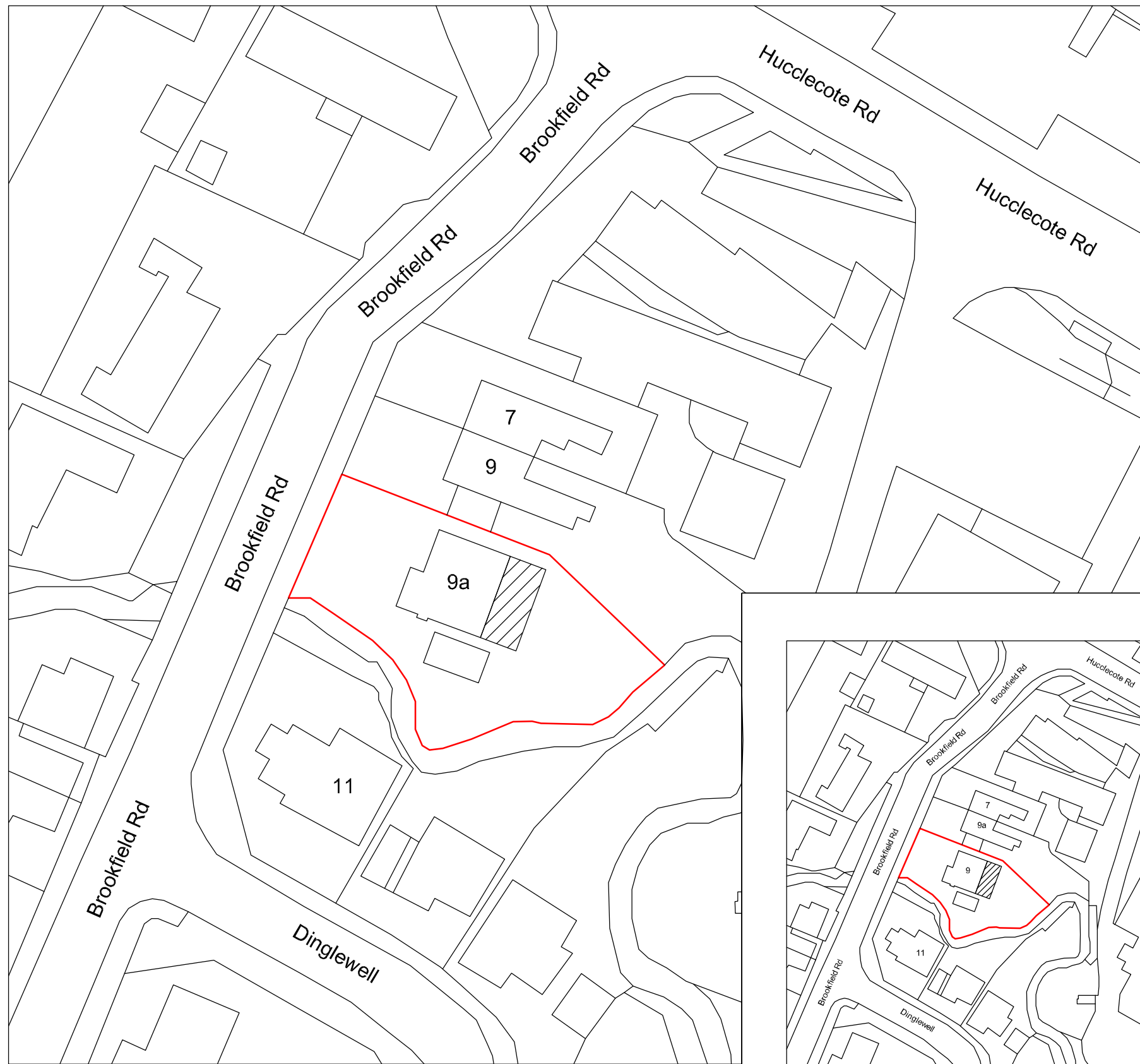
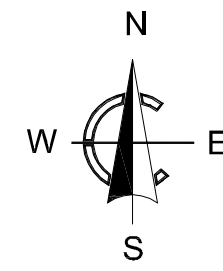
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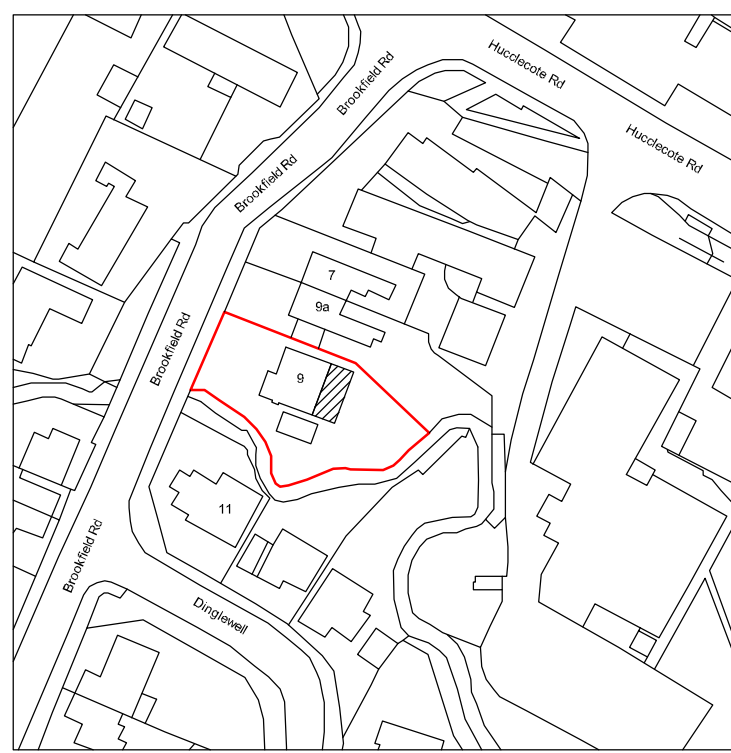
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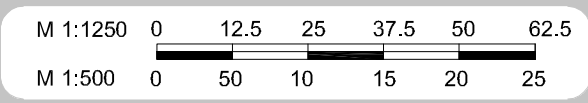
SITE BLOCK PLAN
 SCALE 1:500



SITE LOCATION PLAN
 SCALE 1:1250

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Site Location & Block Plans

Gary Hughes
 9a Brookfield Road
 Hucclecote
 GL3 3HA

DATE 09/10/2022

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SCALE @ A3: 1:100

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**PLANNING STATEMENT for
A LAWFUL DEVELOPMENT CERTIFICATE APPLICATION
at**

9A BROOKFIELD ROAD

HUCCLECOTE

GL3 3HA

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Report Prepared by	iPlans
Date	04/10/2022



1. Introduction

1.1 iPlans has been instructed by Gary Hughes to submit an application under the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016, 2017, 2019 and 2020) for a Lawful Development Certificate for a single storey rear extension.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 9A Brookfield Road, Hucclecote, GL3 3HA accommodates a detached property.

2.2 Photographs below shows the front and rear elevations of the dwellinghouse.



2.3 The property façade is stone, and the fenestrations are uPVC.

3. The Proposal

3.1 This application for Lawful Development Certificate consists of a single storey rear extension.

3.2 The proposed single storey rear extension will measure 4000mm deep. It will have a mono-pitched roof with 4x roof window. There will be a bi-folding door and window to the rear elevation. The extension will remain detached from the garage structure.

3.3 Under Class A, it states that the enlargement, improvement or other alteration of a dwelling house is not permitted if:

- 3.3.1 As a result of the works, the total area of ground covered by buildings within the curtilage of the dwelling house would exceed 50% of the total area of curtilage;
- 3.3.2 Height of the part of the dwelling house being enlarged, improved or altered would exceed height of the highest part of the roof;
- 3.3.3 Height of eaves of the part of the dwelling house being enlarged, improved or altered would exceed height of the eaves of the existing house;
- 3.3.4 Enlarged part would exceed beyond a wall that fronts a highway and forms either the principal elevation or side of house;
- 3.3.5 Enlarged part of house would have a single storey and extend beyond the rear wall of house by more than 4m for detached properties or exceed 4m in height;
- 3.3.6 Enlarged part of house would have more than 1 storey and extend beyond the rear wall of house by more than 3m or be within 7m of any boundary of the curtilage of the dwelling house being enlarged which is opposite the rear wall of that dwelling house;
- 3.3.7 Enlarged part of the house would be within 2m of boundary of the curtilage of the house and height of eaves of enlarged part would exceed 3m;
- 3.3.8 Enlarged part of house would extend beyond a wall forming side elevation of original house and would exceed 4m in height, have more than 1 storey or have width greater than half the width of the original house;
- 3.3.9 Any total enlargement (being the enlarged part together with any existing enlargement of the original dwelling house to which it will be joined) exceeds or would exceed the limits set out in sub paragraphs E to J;
- 3.3.10 It would consist of or include veranda, balcony or raised platform; installation or alteration or replacement of a microwave antenna; installation, alteration or replacement of a chimney, flue or soil and vent pipe or an alteration to any part of the roof of dwelling house or
- 3.3.11 The dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses)

3.4 Development is permitted by Class A, subject to the following conditions:

- 3.4.1 Materials used in any exterior work shall be of similar appearance to house;

- 3.4.2 Upper floor windows to be obscure-glazed and non-opening unless more than 1.7m above floor of room and
 - 3.4.3 Where the enlarged part of the dwelling house has more than a single storey, or forms an upper storey on an existing enlargement of the original dwelling house, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwelling house
- 3.5 Under Class C, installation of rooflights is not permitted if:
- 3.5.1 The alteration protrudes more than 150mm beyond the plane of the slope of the original roof;
 - 3.5.2 It would result in the highest part of the alteration being higher than the highest part of the original roof;
 - 3.5.3 If it would consist or include the installation, alteration or replacement of a chimney, flue, or soil and vent pipe or photovoltaics or solar thermal equipment or
 - 3.5.4 The dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses)
- 3.6 The conditions for permitted development under this class, are that any window located on a roof slope forming a side elevation of the dwelling house shall be obscure glazed and non-opening unless it is more than 1.7m above the floor of the room in which the window is installed.
- 3.7 The proposed single storey rear extension meets the requirements of Class A in that the depth does not surpass the 4m depth allowance for a detached property. The structure will remain detached from the existing garage thus is not coming off an original side wall. The eaves height does not exceed the 3m allowance if within 2m of a boundary and the maximum height doesn't exceed 4m.
- 3.8 The roof windows will not protrude more than 150mm from the roof plane thereby meeting the requirements of Class C.

4. Relevant Planning Policy

4.1 The proposal is for a single storey rear extension.

4.2 This Permitted Development application will not cause significant harm to the living conditions of the neighbouring residents when using their gardens or habitable rooms.

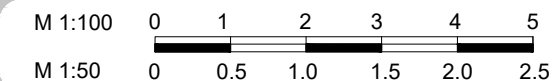
5. Conclusion

5.1 This Permitted Development application meets the requirements of Schedule 2, Part 1, Class A and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016, 2017, 2019 and 2020).

5.2 In respect of the above, we would request a Lawful Development Certificate for the proposed work.

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EXISTING FLOOR PLANS

Gary Hughes
 9a Brookfield Road
 Hucclecote
 GL3 3HA

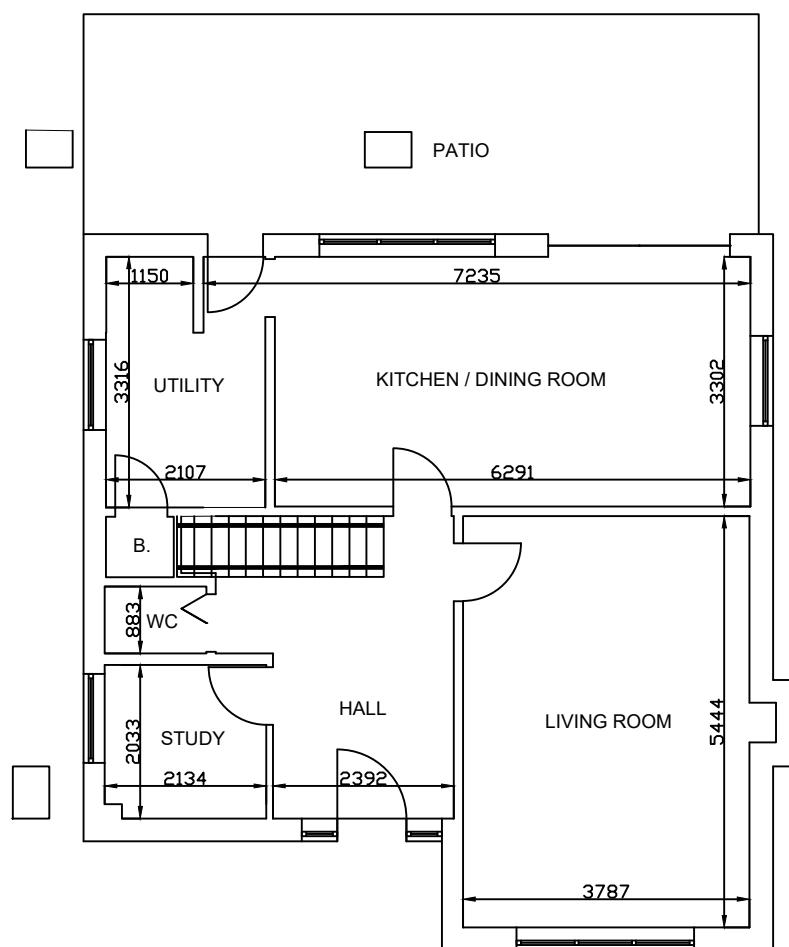
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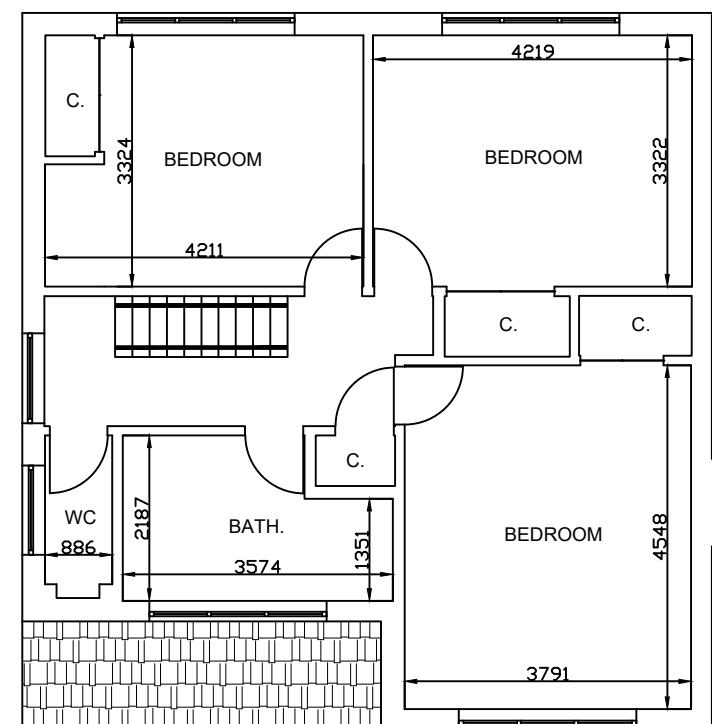
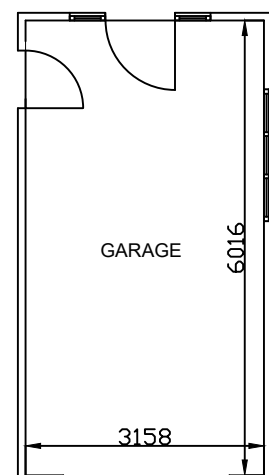
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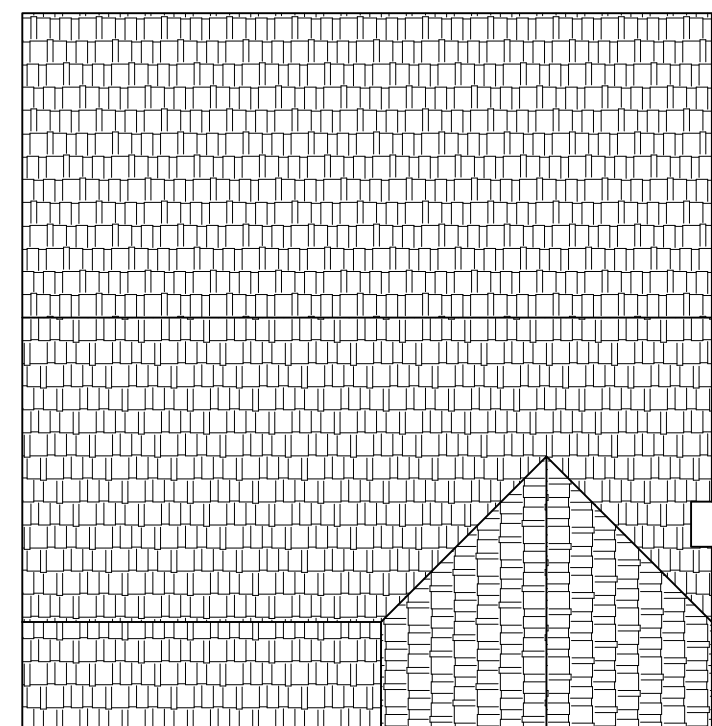
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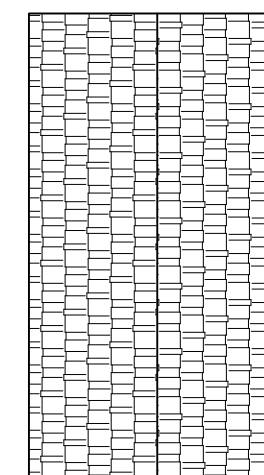
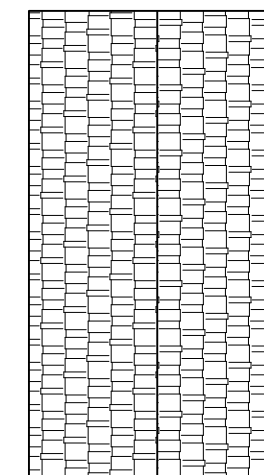
EXISTING GROUND FLOOR PLAN

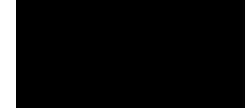


EXISTING FIRST FLOOR PLAN



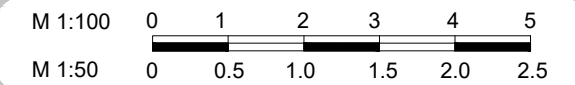
EXISTING ROOF FLOOR PLAN





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EXISTING ELEVATIONS

Gary Hughes
 9a Brookfield Road
 Hucclecote
 GL3 3HA

DATE 06.07.2022

DRAWN BY: LT

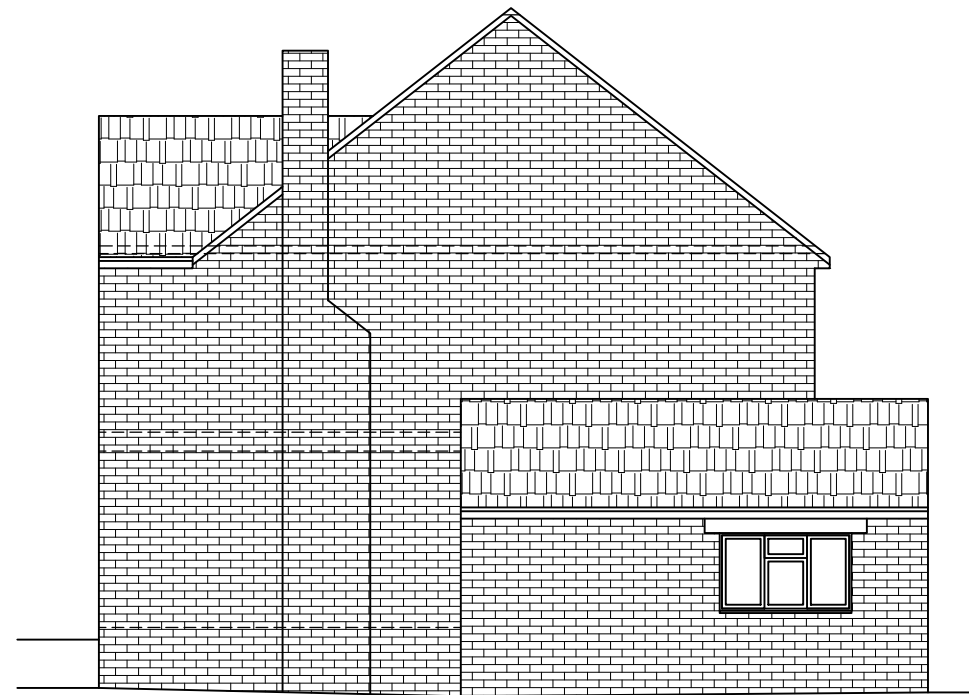
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EXISTING FRONT ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION

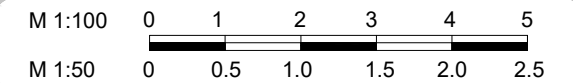


EXISTING LEFT SIDE ELEVATION



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PROPOSED FLOOR PLANS

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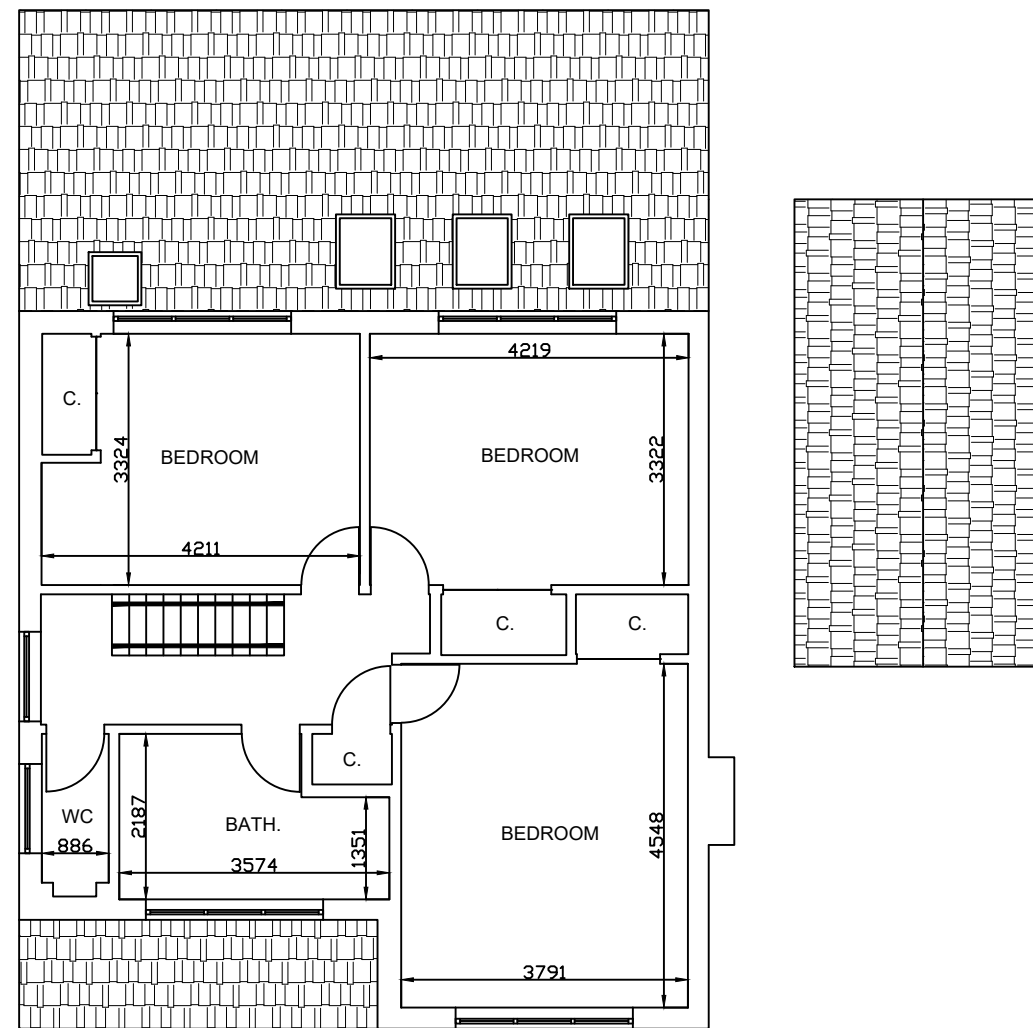
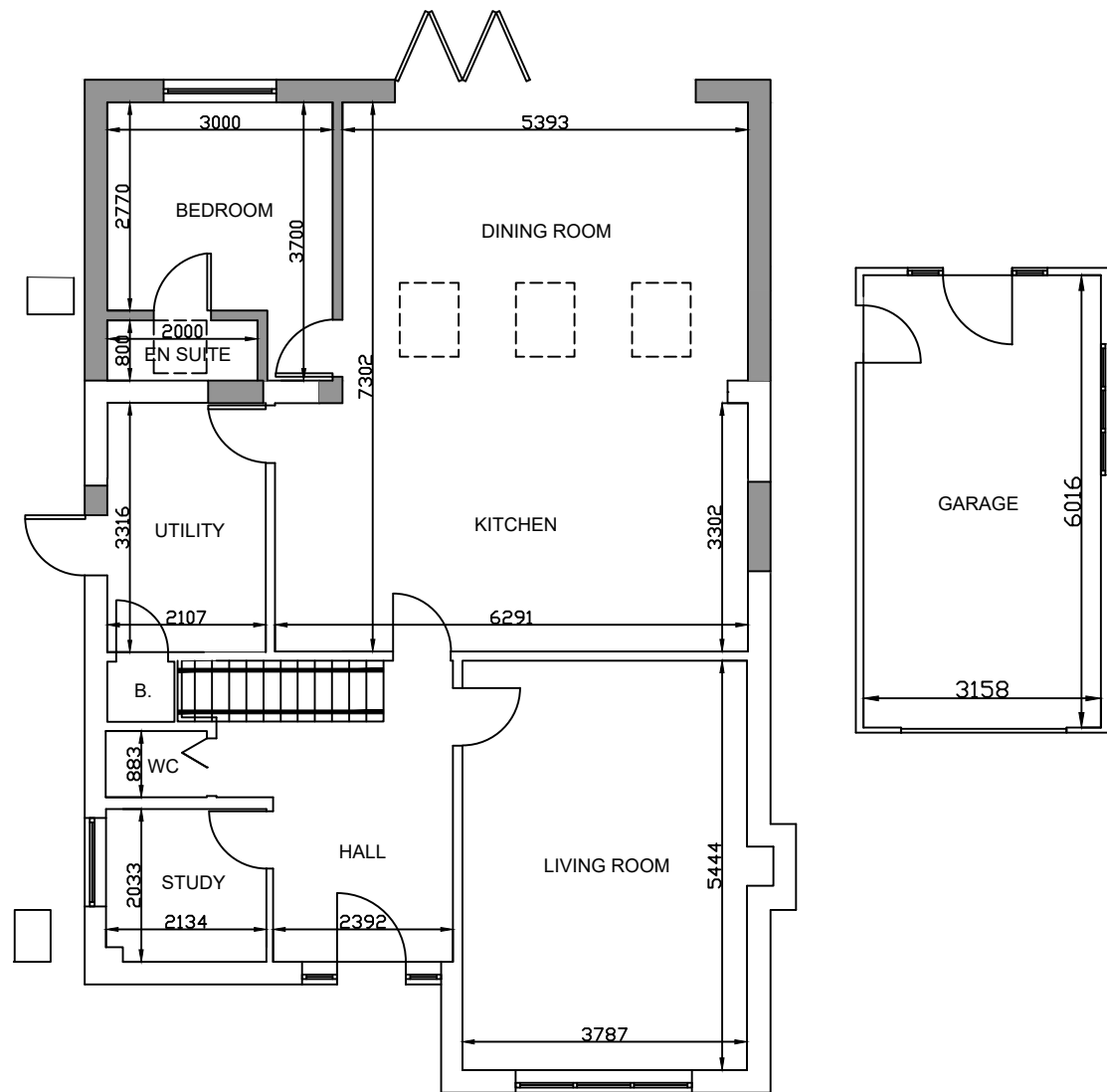
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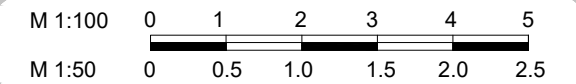
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PROPOSED ELEVATIONS

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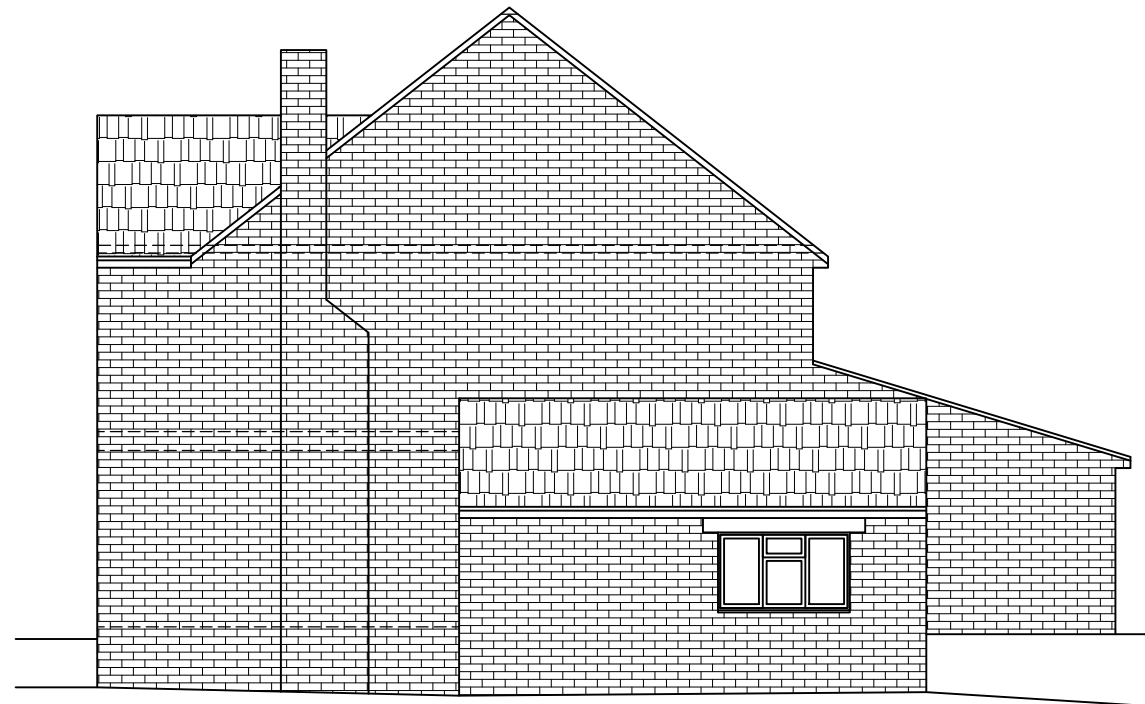
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PROPOSED FRONT ELEVATION



PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION