

## 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 & MRS

First name

DARREN

Surname

TOOTH

Company Name

### Address

Address line 1

20 A Carisbrooke Road

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL3 3QR

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?

WORK FALLS WITHIN PERMITTED DEVELOPMENT

## 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

Glenn Church

Date

19/02/2022

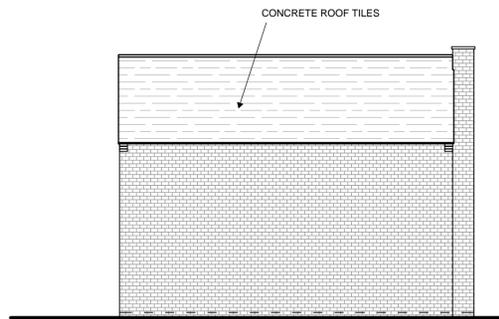


**FRONT ELEVATION - 1:100**

(NOT ALTERED BY PROPOSAL)



THIS BAR SHOULD SCALE 5M @ 1:100



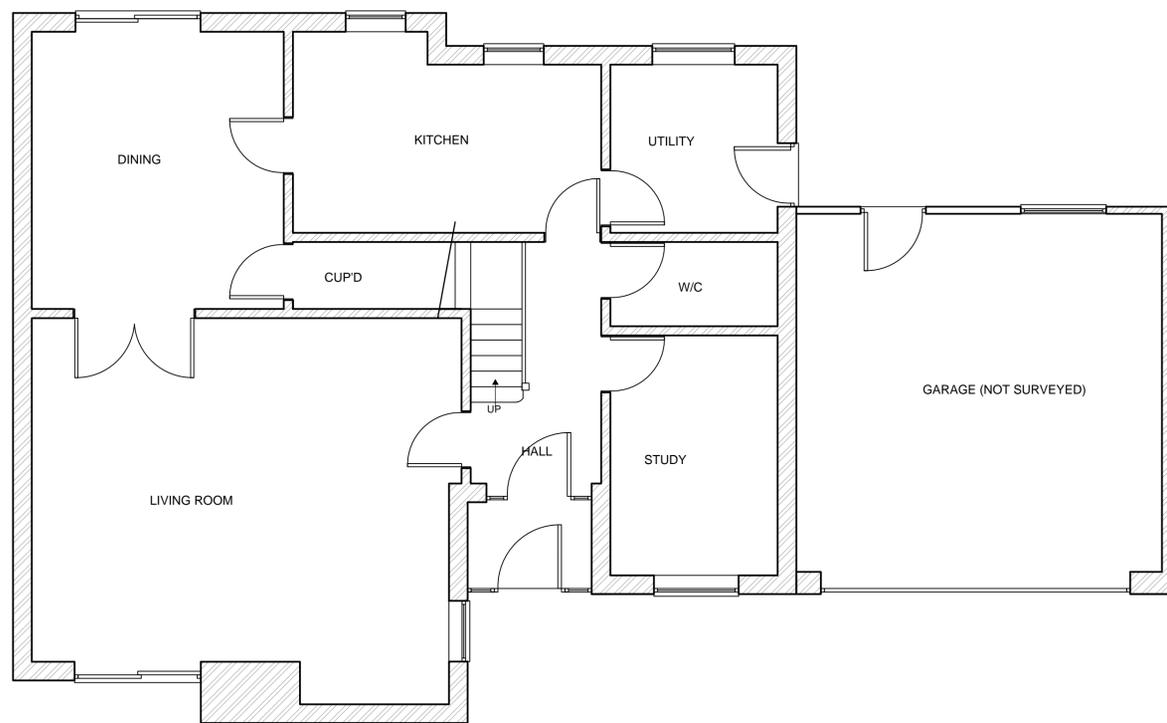
**ELEVATION ON A - 1:100**



**REAR ELEVATION - 1:100**



**ELEVATION ON B - 1:100**



**AS EXISTING GROUND FLOOR PLAN - 1:50**



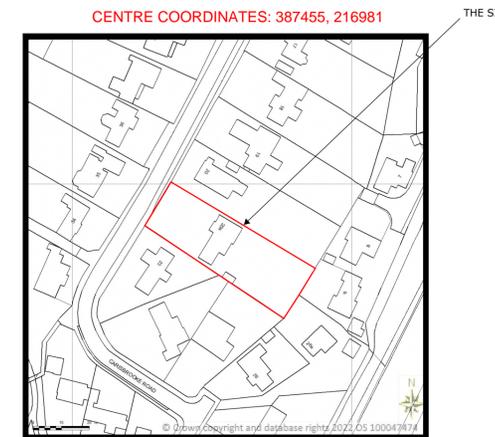
THIS BAR SHOULD SCALE 5M @ 1:50



**AS EXISTING BLOCK PLAN 1:500**



**AS PROPOSED BLOCK PLAN 1:500**



**SITE LOCATION PLAN 1:1250**

- NOTES**
- 1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION. (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)
  - 2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS
  - 3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS
  - 4) ALL WORKS TO BE CARRIED OUT UNDER ALOCAL AUTHORITY BUILDING NOTICE
- ALL BUILD NOTES ARE GIVEN BASED ON STANDARD BUILDING REGULATIONS DETAILS AND MAY VARY. CONSTRUCTION METHODS MAY VARY ACCORDING TO BUILDERS PREFERENCE AND BUILDING CONTROL OFFICER REQUIREMENTS. THESE DRAWINGS ARE PRODUCED FOR PLANNING ONLY.



**HOMEPLAN**  
DRAFTING SERVICES

ARCHITECTURE    PLANNING    DESIGN



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**CLIENT/PROJECT:**  
MR & MRS D TOOTH

PROPOSED AEXTENSION TO REAR OF PROPERTY  
20A CARISBROOKE ROAD  
GLOUCESTER GL3 3QR

**TITLE:**  
AS EXISTING PLANS AND ELEVATIONS INCLUDING SITE LOCATION AND BLOCK PLAN

**SCALE:**  
1:1250, 1:500, 1:100 AND 1:50 @ A1

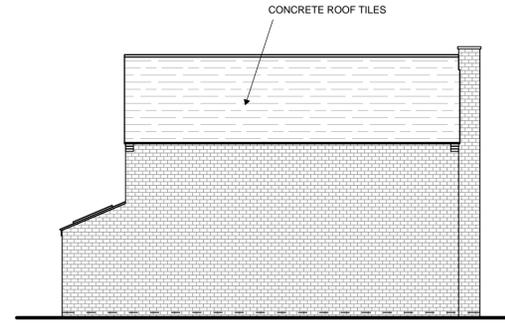
**DATE:**  
FEB 2022

DT-20ACR-H-G-001

FOR PLANNING ONLY



**FRONT ELEVATION - 1:100**  
(NOT ALTERED BY PROPOSAL)



**ELEVATION ON A - 1:100**



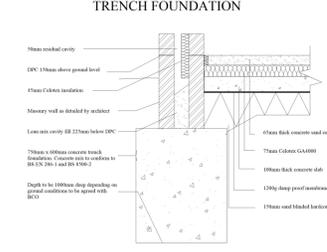
**REAR ELEVATION - 1:100**



**ELEVATION ON B - 1:100**

**EXISTING STRUCTURE**  
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

**TRENCH FOUNDATION**  
Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.



**WALLS BELOW GROUND**  
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix block fill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

**PIPEWORK THROUGH WALLS**  
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe; mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

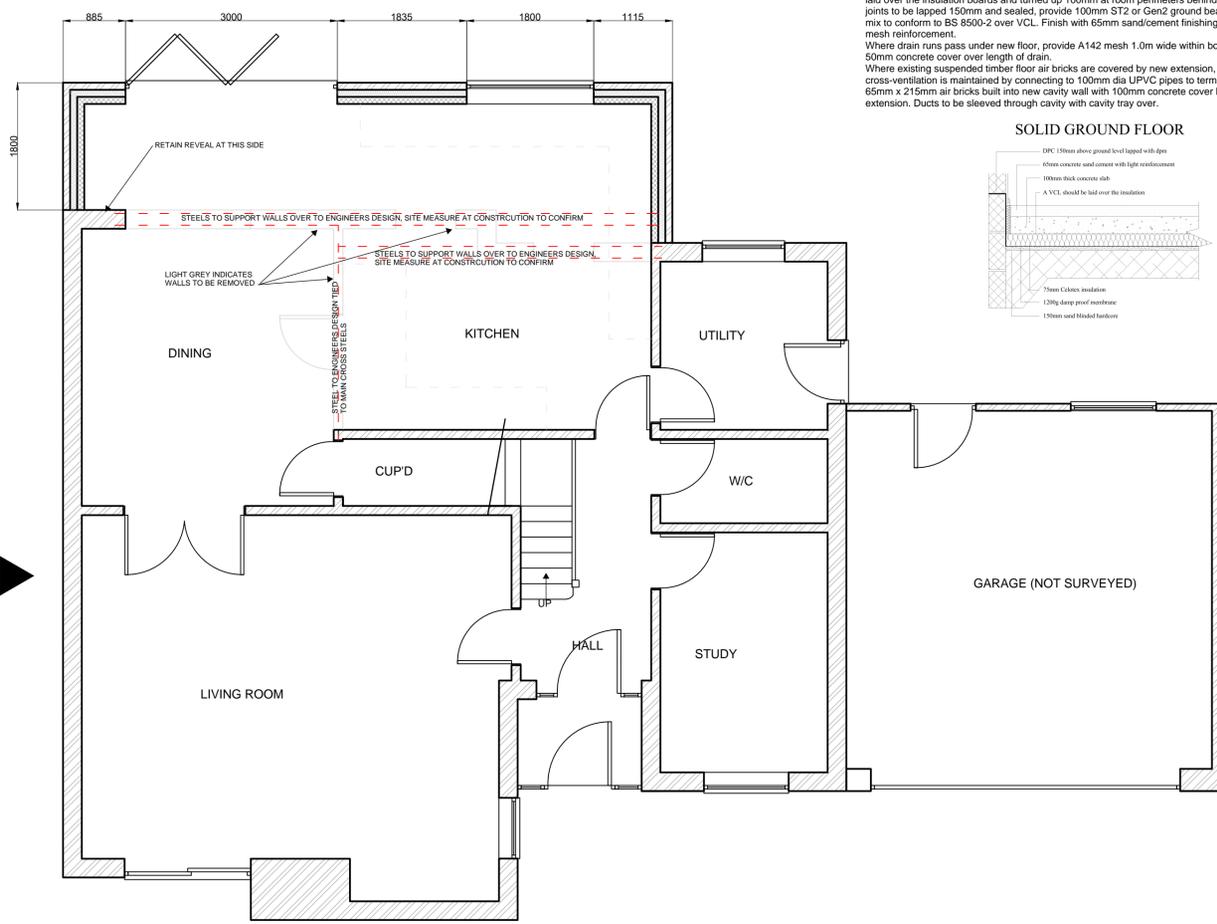
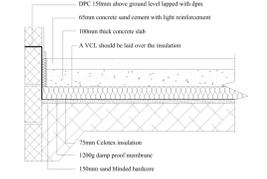
**UNDERGROUND FOUL DRAINAGE**  
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1-40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

**INSPECTION CHAMBERS**  
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

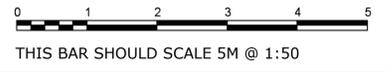
**SOLID FLOOR INSULATION UNDER SLAB**  
To meet min U value required of 0.22 W/m<sup>2</sup>K  
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm Kingspan Kooltherm K3.  
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.

Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.  
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

**SOLID GROUND FLOOR**



**AS PROPOSED GROUND FLOOR PLAN - 1:50**



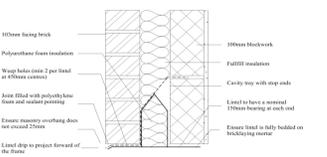
**FULL FILL CAVITY WALL**  
To achieve minimum U Value of 0.28W/m<sup>2</sup>K  
New cavity wall to comprise of 105mm facing brick to match existing. Fill full the cavity with Ditherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16, (Aircrete, Celcon solar, Topblock topite standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1.5 cement mortar.

**WALL TIES**  
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003

**CAVITIES**  
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

**LINTELS**  
For uniformly distributed loads and standard 2 storey domestic loadings only  
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm<sup>2</sup> and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

**LINTEL AND CAVITY TRAY**



**NEW AND REPLACEMENT WINDOWS**  
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m<sup>2</sup>K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

**NEW AND REPLACEMENT DOORS**  
New and replacement doors to achieve a U-Value of 1.80W/m<sup>2</sup>K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

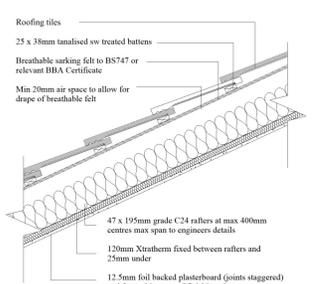
**SAFETY GLAZING**  
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

**ESCAPE WINDOWS**  
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

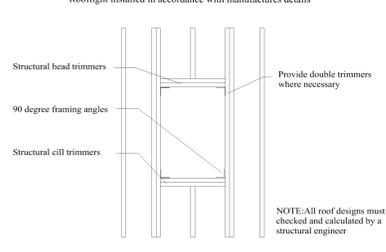
**UNVENTED PITCHED ROOF**  
Pitch 22-45°  
To achieve U-value 0.18 W/m<sup>2</sup>K  
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement RS Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable sarking felt relevant BBA Certificate. Supported on 47 x 195mm grade C24 rafters at max 400mm centres span to engineer's details. Rafters supported on 100 x 50mm treated sw wall plates. Allow min 20mm air space to allow for drupe of breathable felt. Insulation to be 150mm Kingspan Kooltherm between rafters & Kingspan insulated dry-lining board comprising 12.5mm plasterboard and 25mm of insulation under rafters. 5mm skim coat of finishing plaster to the underside of all ceilings. Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BS EN 845-1 at 2m centres.

**THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.**

**PITCHED ROOF**



**ROOFLIGHTS (STRUCTURE)**



**ABOVE GROUND DRAINAGE**  
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)  
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe  
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe  
W/C - 6m for 100mm pipe for single WC  
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.  
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.  
Waste pipes not to connect on to SVP within 200mm of the WC connection.  
Supply hot and cold water to all fittings as appropriate.

**BACKGROUND AND PURGE VENTILATION**  
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 500mm<sup>2</sup> and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm<sup>2</sup>  
Purge ventilation - New Windows/rooftlights to have openable area in excess of 1/20th of their floor area. If the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°  
Internal doors should be provided with a 10mm gap below the door to aid air circulation.  
Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

**EXTRACT TO KITCHEN**  
Kitchen to have mechanical ventilation with an extract rating of 60/sec or 30/sec if adjacent to hob to extract air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**HEATING**  
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities eye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

**ELECTRICAL**  
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

**INTERNAL LIGHTING**  
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

**RAINWATER DRAINAGE**  
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to existing mains drains where possible, if no suitable drains then to a new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a percolity test to determine design and depth of soakaway.

**NOTES**

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- 3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS
- 4) ALL WORKS TO BE CARRIED OUT UNDER ALOCAL AUTHORITY BUILDING NOTICE ALL BUILD NOTES ARE GIVEN BASED ON STANDARD BUILDING REGULATIONS DETAILS AND MAY VARY. CONSTRUCTION METHODS MAY VARY ACCORDING TO BUILDERS PREFERENCE AND BUILDING CONTROL OFFICER REQUIREMENTS. THESE DRAWINGS ARE PRODUCED FOR PLANNING ONLY.

**CLIENT/PROJECT:**  
MR & MRS D TOOTH  
PROPOSED EXTENSION TO REAR OF PROPERTY  
20A CARISBROOKE ROAD  
GLOUCESTER GL3 3QR

**TITLE:**  
AS PROPOSED PLANS AND ELEVATIONS

**SCALE:**  
1:100 AND 1:50 @ A1

**DATE:**  
FEB 2022

DT-20ACR-H-G-002