

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

Mrs

First name

Janet

Surname

Thomas

Company Name

Address

Address line 1

108 Oxstalls Drive

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL2 9DE

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.

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.

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?

FOLLOWING CONSULTATION WITH DAVID MILLINSHIP - PLANNING OFFICER AT GCC - HIS OPINION WAS THAT THE PROPOSAL WAS IN LINE WITH PART E OF THE PERMITTED DEVELOPMENT CRITERIA:

E. The provision within the curtilage of the dwellinghouse of:

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

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

22/00547/FUL

Date (must be pre-application submission)

09/06/2022

Details of the pre-application advice received

Advised to withdraw the planning application and instead submit a lawful development application.
A copy of this advice is attached.

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

James Goatman

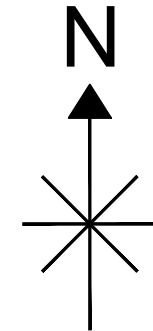
Date

22/06/2022



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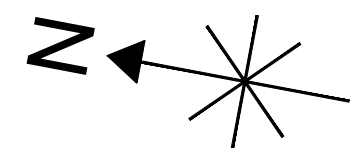
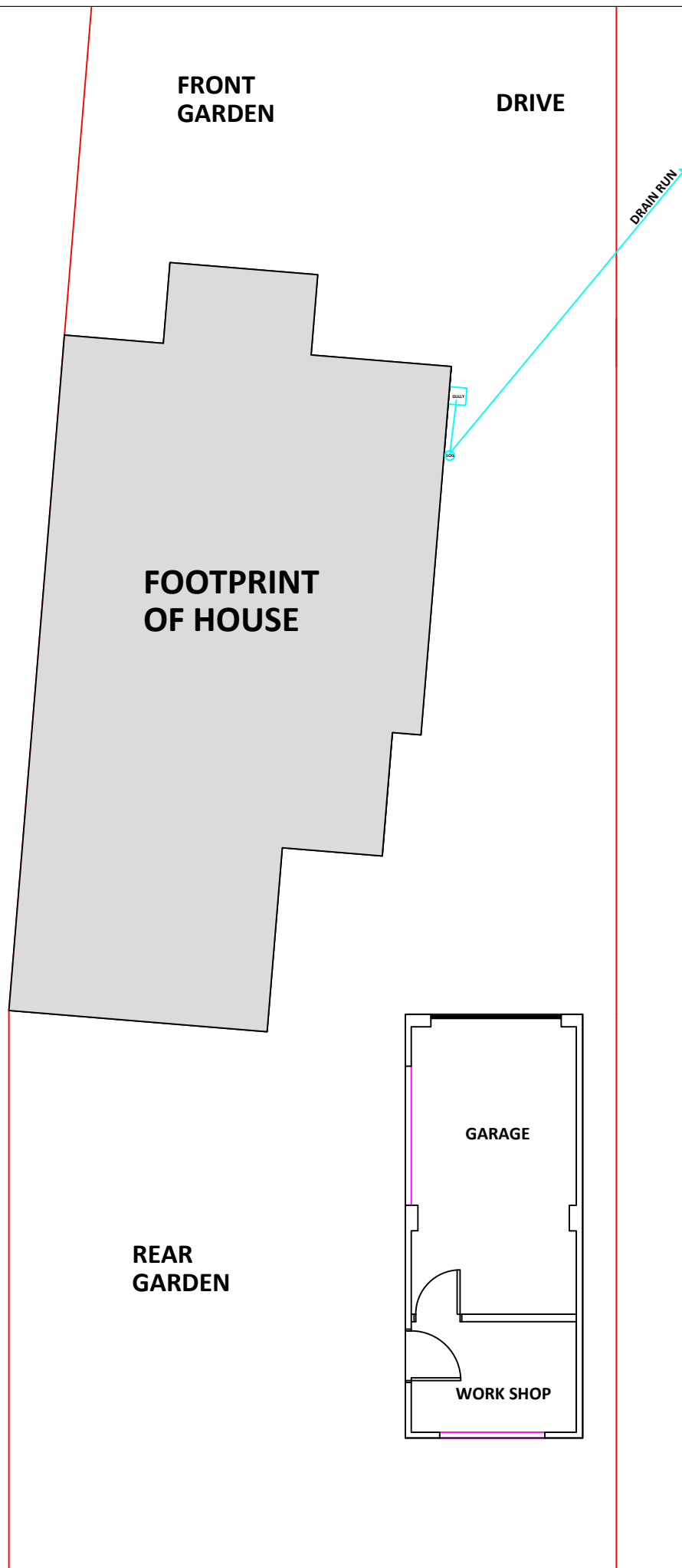
SCALE 1:1250



SCALE 1:500

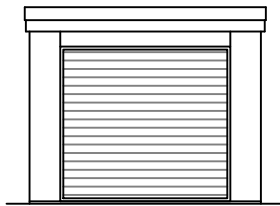

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Client: MRS JANET THOMAS 108 OXSTALLS DRIVE, GLOUCESTER, GL2 9DE	Description: <p style="text-align: center;">Location Plan</p>
Drawn: DS	Job: 543388
Scale @ A3: AS SHOWN	
Date: 20.05.22	
Dwg No: 543388-22-6	

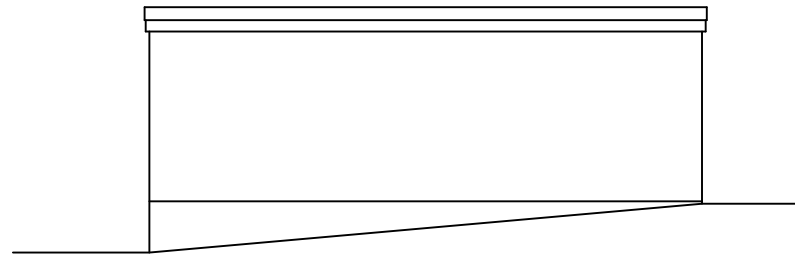



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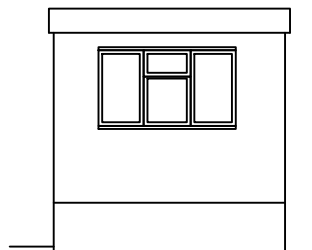
Client: MRS JANET THOMAS 108 OXSTALLS DRIVE, GLOUCESTER, GL2 9DE	Description: Existing GF Plan
Drawn: DS	Job: 543388
Scale @ A3: 1:100	
Date: 20.05.22	
Dwg No: 543388-22-1	



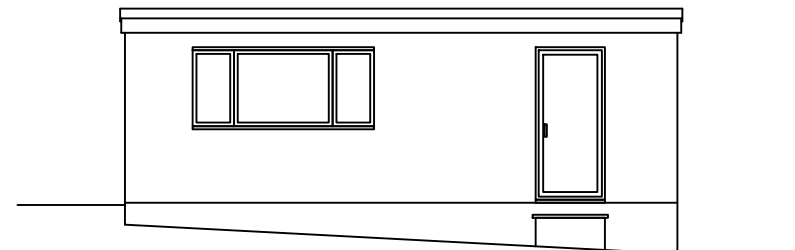
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION


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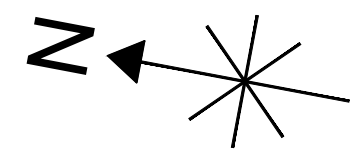
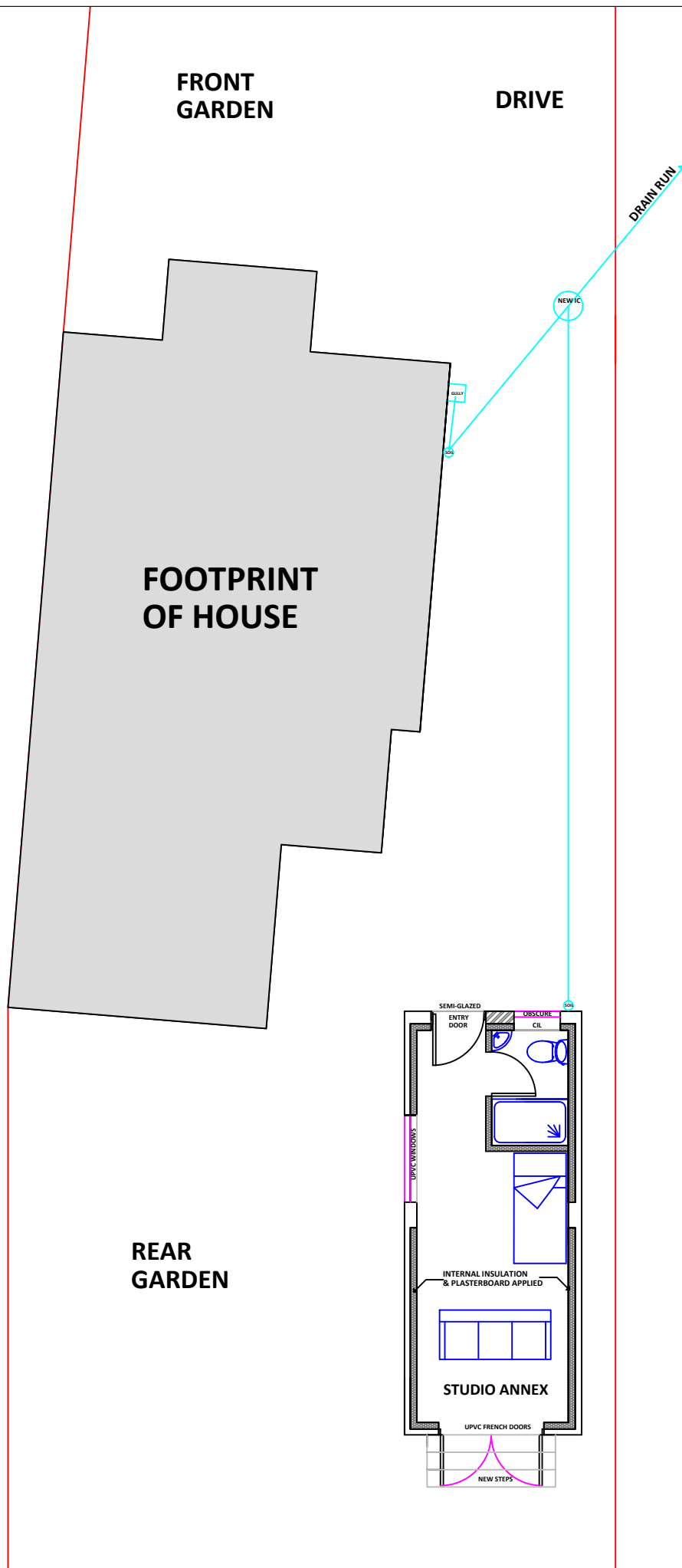
Client: MRS JANET THOMAS 108 OXSTALLS DRIVE, GLOUCESTER, GL2 9DE	Description: Existing Elevations
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Drawn: DS	Job: 543388
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Scale @ A3:	1:100
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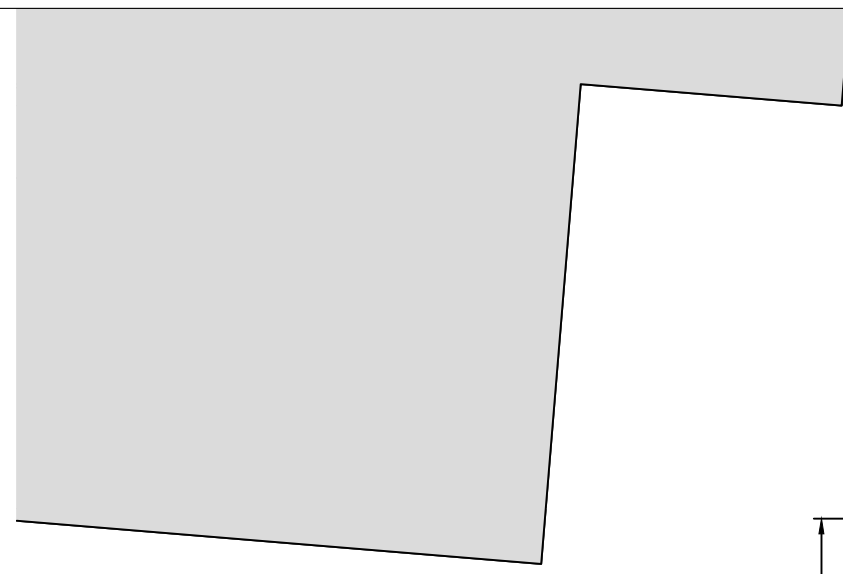
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Dwg No:	543388-22-4
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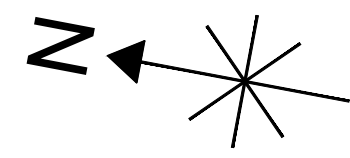
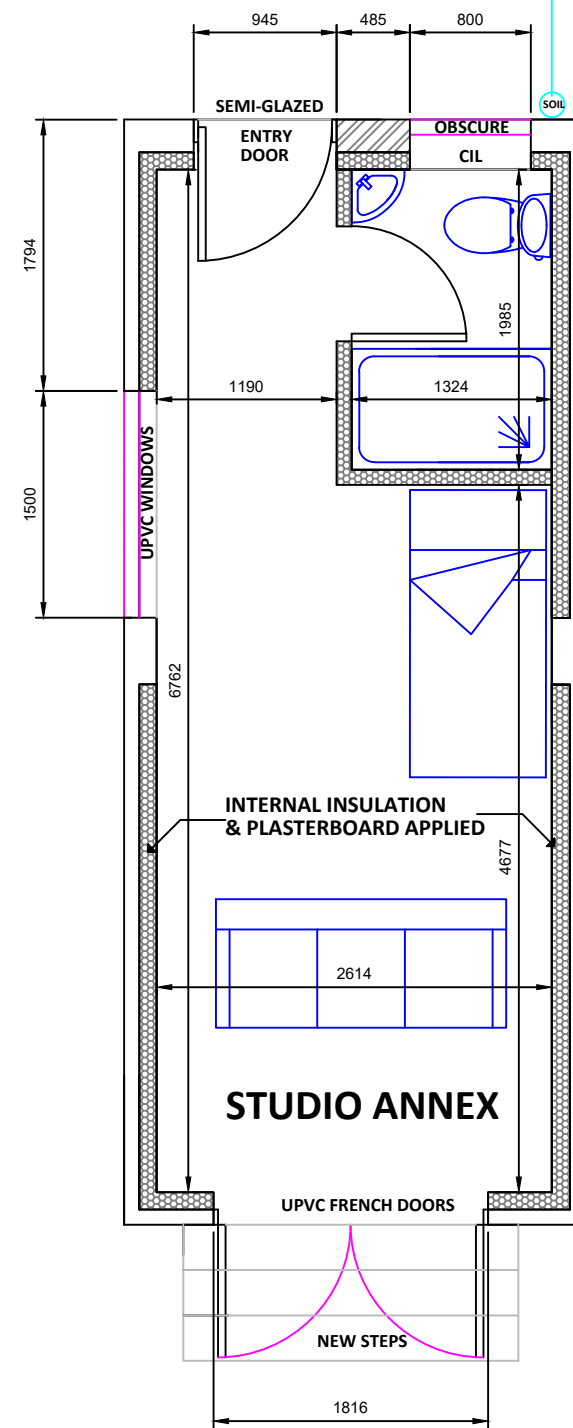



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Client: MRS JANET THOMAS 108 OXSTALLS DRIVE, GLOUCESTER, GL2 9DE	Description: <p style="text-align: center;">Proposed GF Plan</p>
Drawn: DS	Job: 543388
Scale @ A3: 1:100	
Date: 20.05.22	
Dwg No: 543388-22-2	

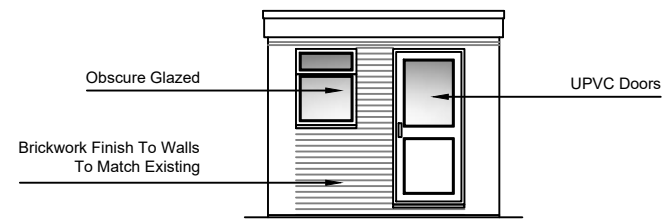


**REAR
GARDEN**

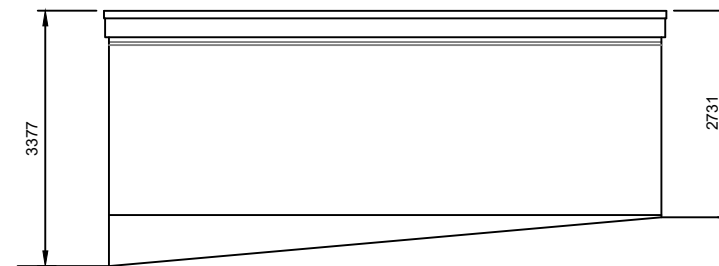



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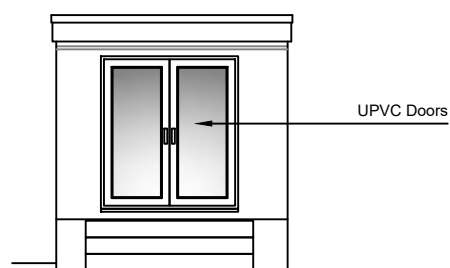
Client: MRS JANET THOMAS 108 OXSTALLS DRIVE, GLOUCESTER, GL2 9DE	Description: <p style="text-align: center;">Proposed GF Plan</p>
Drawn: DS	Job: 543388
Scale @ A3: 1:50	
Date: 20.05.22	
Dwg No: 543388-22-3	



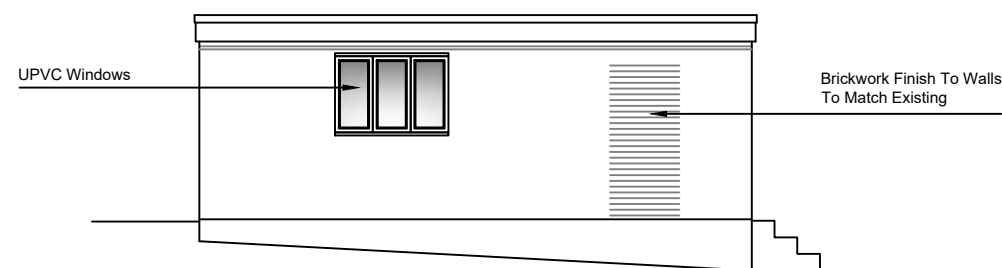
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION


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Client: MRS JANET THOMAS 108 OXSTALLS DRIVE, GLOUCESTER, GL2 9DE	Description: <p style="text-align: center;">Proposed Elevations</p>
Drawn: DS	Job: 543388
Scale @ A3: 1:100	
Date: 20.05.22	
Dwg No: 543388-22-5	

Insulated Warm Deck Flat Roof - to achieve U value of 0.18 W/m²K.
 "Warm Deck" flat roof construction comprising rubber or fibre glass finish (or similarly compliant waterproof layer) laid over insulation and vapour control layer to approval of Building Control and to achieve a designated fire rating for surface spread of flame.

The contractor is to build the roof on 18mm exterior grade plywood, laid on firings to give a 1:40 fall fixed to **existing C24 50mm x 200 joists**.

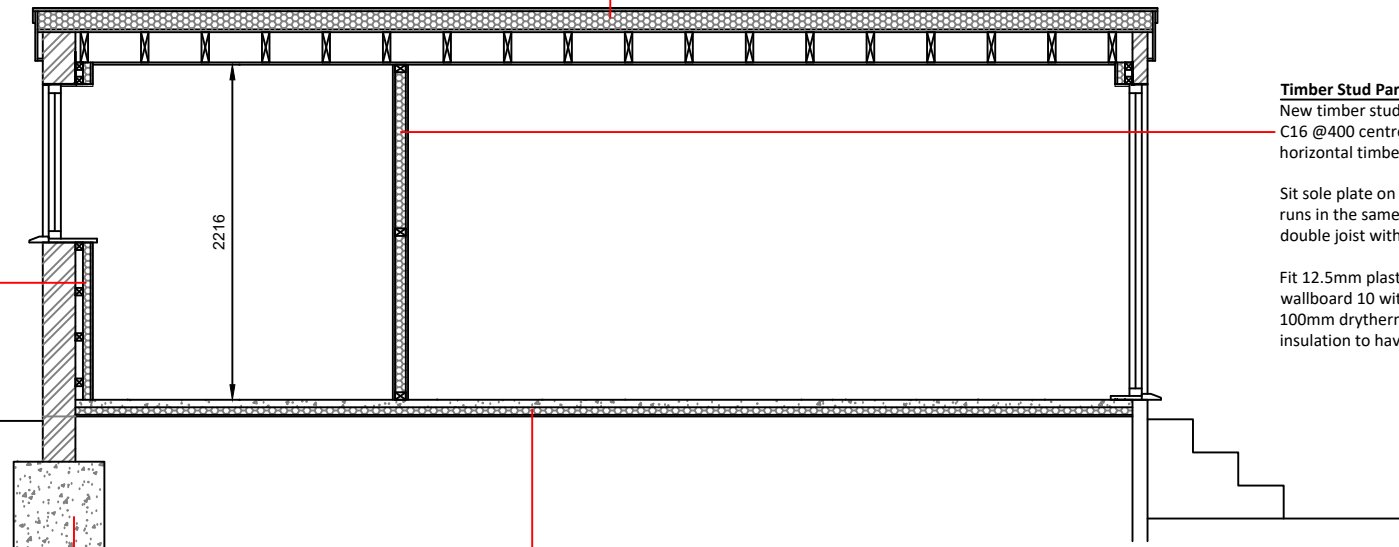
Insulation to be 150mm Celotex TD4000 Flat Roof Insulation laid above the Vapour Control Layer and plywood. Finish externally above the insulation with 12mm plywood and 2mm thick EPDM rubber sheet or fibre glass. Finish internally, below the joists, with 12.5mm plasterboard and skim finish.

Provide restraint to flat roof by fixing using of 30 x 5 x 1000 ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall. Workmanship to comply to BS 8000:4.

Apply UPVC fascia and soffit coverings to customer preference.

INSULATING EXISTING WALLS:
 To achieve a U Value of 0.3 The contractor is to apply internal insulation to the existing walls. Fit a batten frame to the existing walls allowing a minimum ventilation gap/cavity of 50mm and then apply 50mm Celotex GA4000 insulation board (or similar). Finish with 12.5mm insulated plasterboard and skim.
 In order to maintain stability and integrity of the existing building during the course of the proposed works, the contractor should pay particular attention and care when forming new openings. The contractor should fit PCC lintels or steel beams to all new openings, paying particular attention that they have a minimum end bearing of 150mm.

The contractor must remove all existing structures including foundations, trees, and obsolete drains prior to construction of proposed works.
 The contractor must be aware that proximity of trees and drains, and certain ground conditions may require different foundation solutions to those specified here, this is to be agreed with Local Authority Building Control Department (LABCD).
 The contractor is to excavate a 450mm wide trench fill foundation for all load bearing and non-load bearing single skin brick or block walls. Depth to be not less than 700mm below the proposed and existing ground levels. The contractor must pay special attention to evidence of tree roots and disturbed ground.
 And the contractor will make certain foundations are a minimum of 300mm below any evidence of tree roots, disturbed ground or drains.
 For ground types V-VII (As illustrated in Table 10, Approved Document A, page 34) or where deleterious matter is present, a site inspection shall be undertaken. Any clay bearing strata to be kept free of water. Softened or disturbed clay to be removed from excavation, immediately prior to pouring of concrete foundations.
 All foundation concrete to be GEN 3 designated mix. Any steps in the foundations to have an overlap twice that of the height of the step
 All steps to be a minimum of 1000mm away from any corners or changes in direction. Step details to be confirmed by LABCD



Timber Stud Partition Walls:
 New timber stud partitions to be 100mm x 50mm C16 @400 centres with a sole and head plate and horizontal timber noggins @ 1200 high.

Sit sole plate on doubled up floor joist when wall runs in the same direction as the floor joists. Bolt double joist with a 12mm bolt @ 400 centres.

Fit 12.5mm plasterboard or 12.5mm fire line/wallboard 10 with a plaster skim finish. infill with 100mm drytherm insulation for sound reduction, insulation to have a minimum density of 10kg/m³.

Ground Floor Construction:
INSULATED FLOATING FLOOR OVER EXISTING SLAB
 The contractor to fit 1200 gauge Damp Proof Membrane over the existing concrete slab. Where evidence of Radon exists then the standard DPC should be replaced with a polyethylene Passive Radon Membrane. The contractor should fit Easi-Load Radon Membrane, or similar. Ends should be overlapped by 100mm and all joints and connections to cavity trays should be sealed with Necopnd RT Tape, or similar. Any additional Radon protection measures to be agreed on site with LABCD.
 Fit 50mm Celotex insulation (or something similar to achieve a minimum u-value of .25 ensuring to tape over joints and cover with 1200 gauge Damp Proof Membrane.

Contractor to lay a minimum of 50mm liquid calcium sulphate screed to finish taking special care to line through with existing floor levels on any proposed openings where floors will join together.


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Client: MRS JANET THOMAS 108 OXSTALLS DRIVE, GLOUCESTER, GL2 9DE	Description: Proposed Section
Drawn: DS	Job: 543388
Scale @ A3: 1:50	
Date: 20.05.22	
Dwg No: 543388-22-7	