

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

Mr

First name

Michael

Surname

Halford

Company Name

Halford Builders

Address

Address line 1

Staverton Villas

Address line 2

46 Derby Road

Address line 3

Town/City

Country

United Kingdom

Postcode

GL1 4AE

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

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

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

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

2

Total proposed (including spaces retained):

2

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

Waste Storage and Collection

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

- Yes
 No

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

- Yes
 No

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

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

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

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

You will need to resubmit the application for formal determination as the Conservation Officer will be a key consultee. Their previous comments are key to addressing the previous issues. Whilst the annotations improve the details, I draw your attention to the following as informal guidance and each of the points raised in the previous recommendation for refusal:

- Reduce size of the glazed panels within the roof slope. Possibly reduce number so they aren't such a dominant feature along with the length of the extension.
- Reducing the width of the extension to be inset
- Specification of the Conservation Rooflights - what they are or how they are made or fitted. Details to demonstrate an avoidance of any obvious upstand and any awkward junction at the eaves. This could be improved by considering Clement conservation rooflights that offer a variety of different configurations and proportions.

Hope this is helpful ahead of the resubmission.

Regards
Nicola

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

Michael

Surname

Halford

Declaration Date

24/02/2022

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

Michael Halford

Date

02/10/2022

11, Lansdown Road, Gloucester, Gloucestershire, GL1 3JR



Site Plan shows area bounded by: 383746.24, 219376.36, 383887.66, 219517.78 (at a scale of 1:1250), OSGridRef: SO83811944. 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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Morning,

Apologies I appear to be having issues with my emails and I am not sure if this has been delayed in being received.

You will need to resubmit the application for formal determination as the Conservation Officer will be a key consultee. Their previous comments are key to addressing the previous issues. Whilst the annotations improve the details, I draw your attention to the following as informal guidance and each of the points raised in the previous recommendation for refusal:

- Reduce size of the glazed panels within the roof slope. Possibly reduce number so they aren't such a dominant feature along with the length of the extension.
- Reducing the width of the extension to be inset
- Specification of the Conservation Rooflights - what they are or how they are made or fitted. Details to demonstrate an avoidance of any obvious upstand and any awkward junction at the eaves. This could be improved by considering Clement conservation rooflights that offer a variety of different configurations and proportions.

Hope this is helpful ahead of the resubmission.

Regards
Nicola

For reference again:

The proposed conservatory has been revised with a specification for grey aluminium window frames on a red brick base as opposed to the white uPVC originally proposed, with a grey slate substitute roof, with three glazed skylights let into the full length of the slope. The conservatory runs the complete length of the rear outshut and is flush with the gable end wall. No changes have been made to the overall design. My initial recommendation for the scheme was refusal and that recommendation still stands.

My concern is that the extension is not subtle or well designed and cannot be considered as an enhancement to the character of the dwelling or the conservation area.

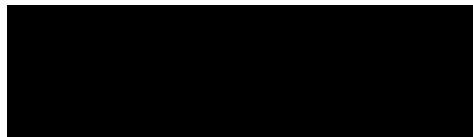
The applicant has revised the specification for the windows to grey powder coated aluminium, but the overall design is still lacking. The applicant has not addressed my previous comments regarding the overall design of the extension or provided specific details as to the material specification.

The glazed panels within the roof slope are over large and could be improved by specifying flush fitting conservation style roof lights or glazed panels let into the roof and although the applicant has annotated the plan as 'conservatory' roof lights there is no specification as to what they are or how they are made or fitted, this information is required to avoid any obvious upstand and the rather awkward junction that will occur at the eaves, again the plan does not detail the construction. This could be improved by considering Clement conservation rooflights that offer a variety of different configurations and proportions.

Composite slates would be acceptable, but the product has not been specified.

Nicola Bickerstaff
Senior Planner

Place
Gloucester City Council
Shire Hall



Westgate Street
Gloucester, GL1 2TG

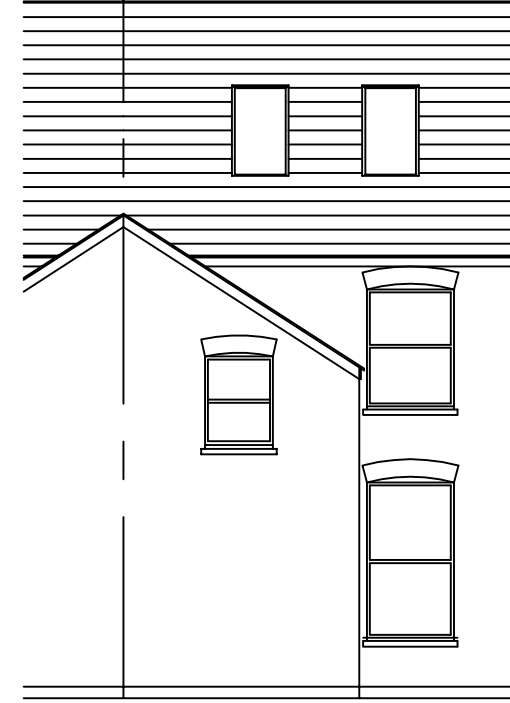
www.gloucester.gov.uk

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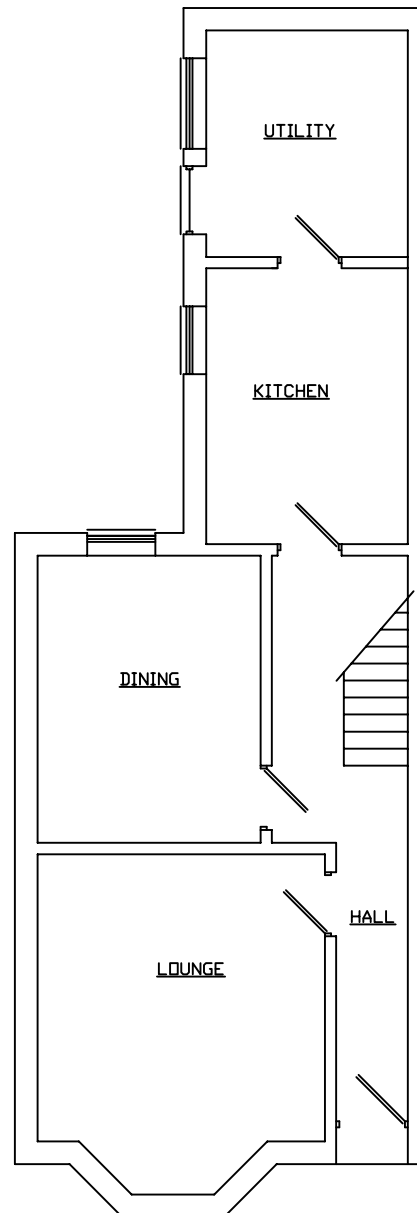




EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING GROUND FLOOR PLAN

REF.	DETAILS	DATE
REVISIONS		
CLIENT Ian Shipley		
PROJECT 11 LANSDOWN ROAD GLOUCESTER -		
DESCRIPTION PROPOSED SINGLE STOREY EXTENSION		
BUILD DESIGN		
5, ELMFIELD ROAD CHELTENHAM, GLOS GL51 9JH [REDACTED]		
DATE 07/04/22	SCALE 1:100	REV -
DRAWN ASB	CHECKED -	PROJECT No. A3
		DRG No. 01

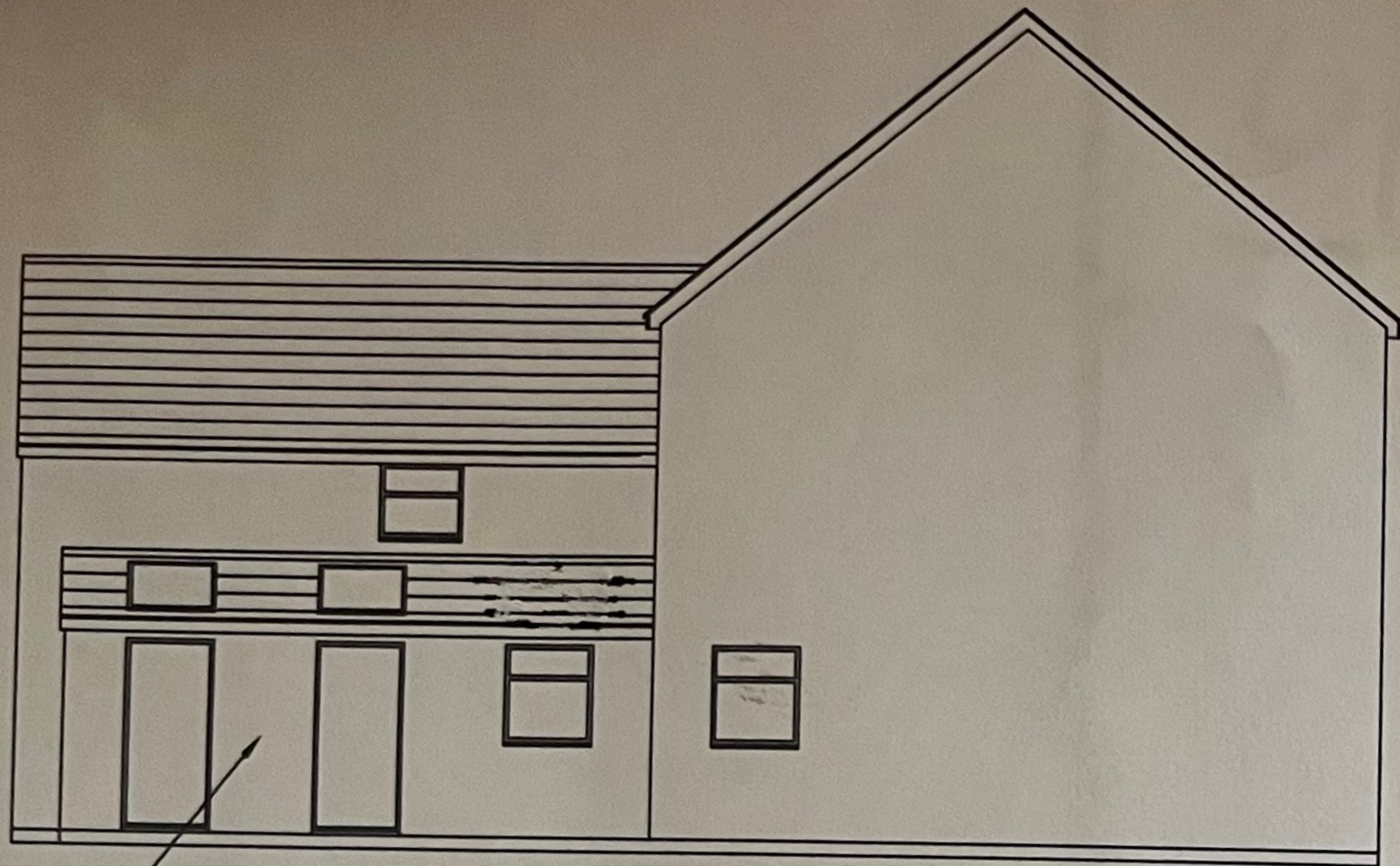
11, Lansdown Road, Gloucester, Gloucestershire, GL1 3JR



Block Plan shows area bounded by: 383771.95, 219402.07 383861.95, 219492.07 (at a scale of 1:500), OSGridRef: SO83811944. 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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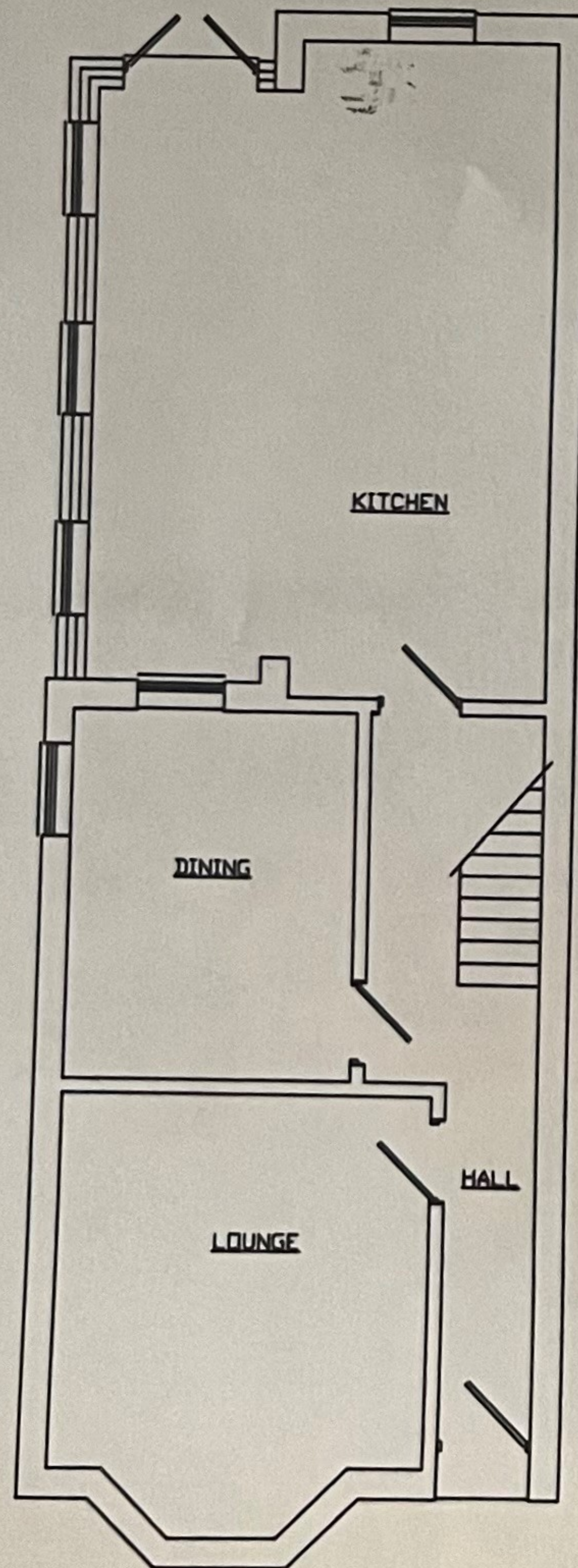
VICTORIAN MELLOR BRICKS
73mm

PROPOSED SIDE ELEVATION



VICTORIAN MELLOR BRICKS
73mm

PROPOSED REAR ELEVATION

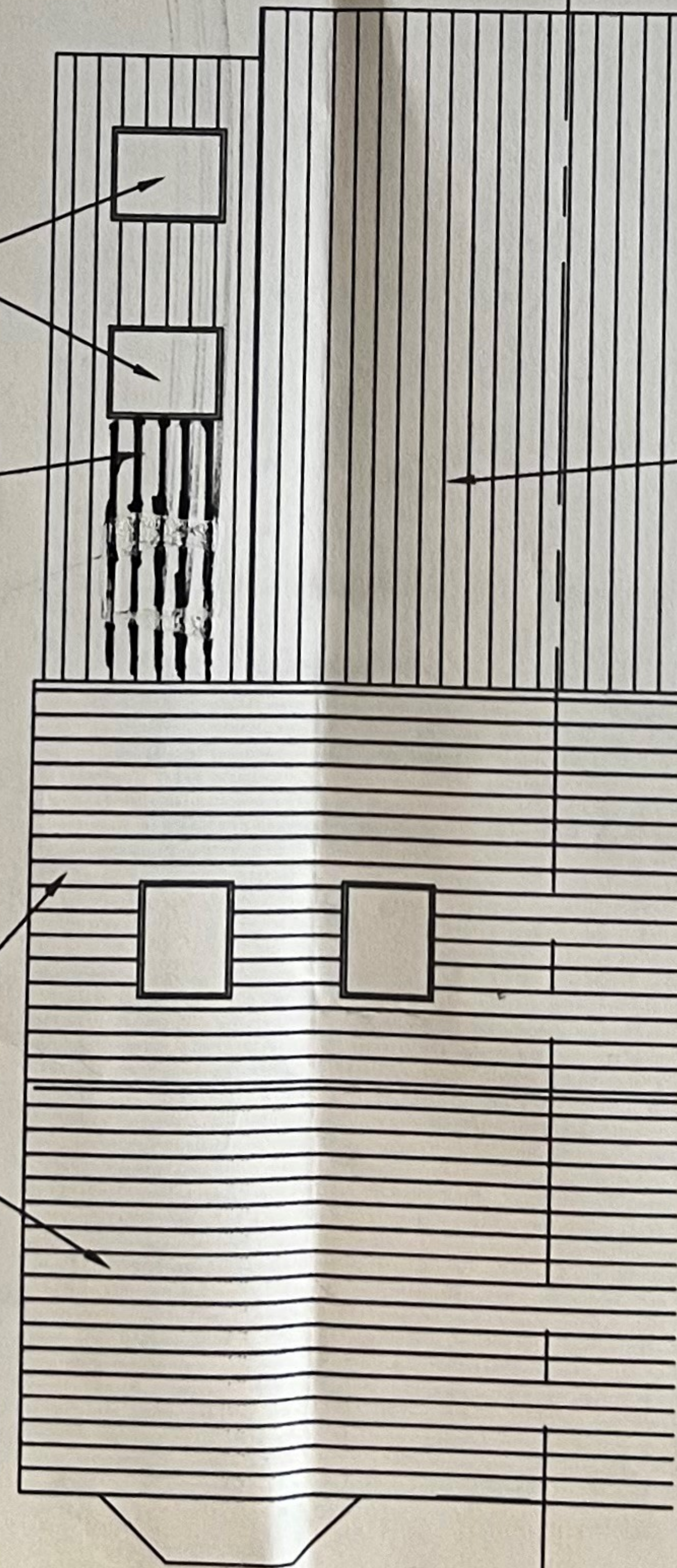


PROPOSED GROUND FLOOR PLAN

FLUSH FITTING
CONSERVATION
ROOF LIGHTS -
VELUX GGL CK06
2570H 55x118cm

FIBRE SLATES COLOUR
TO MATCH EXISTING -

Fibre Roof slates
CEDRAL TRUOTONE
TEXTURED SLATE
600mm x 300mm
BLUE/BLACK



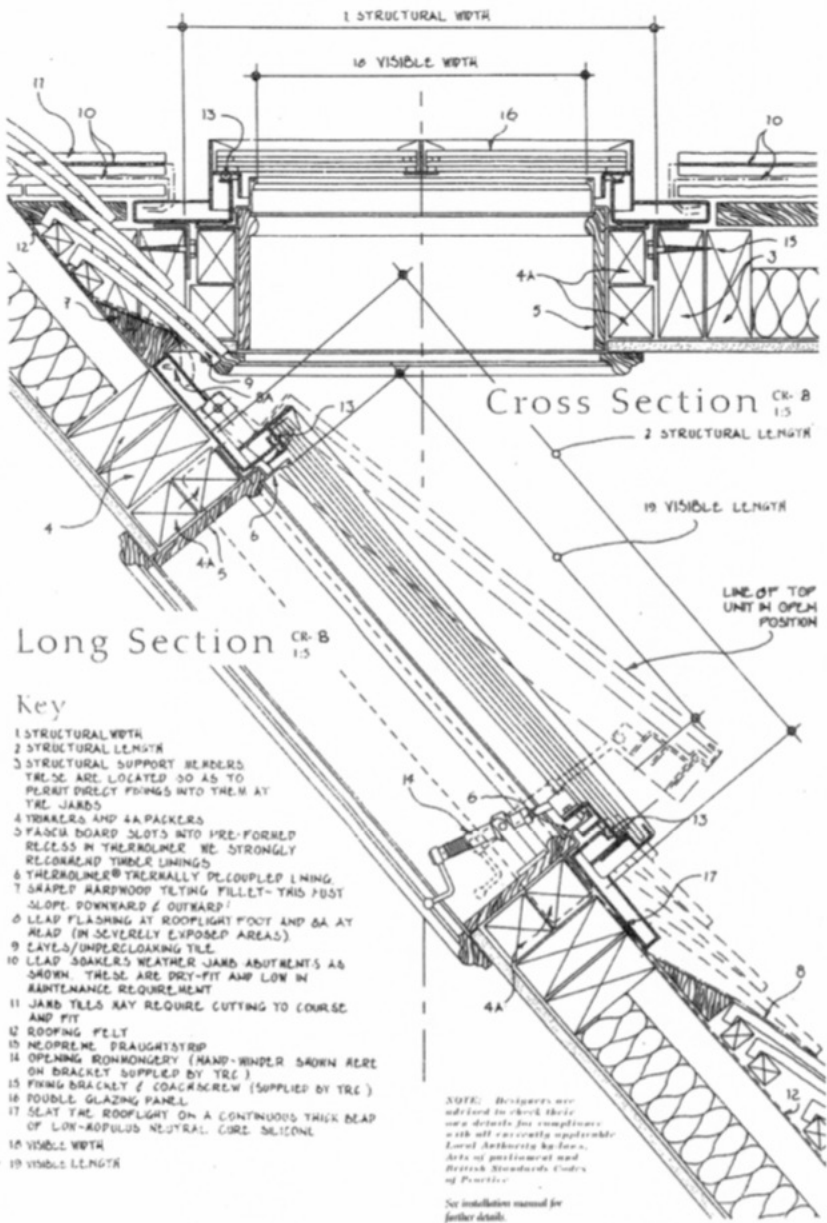
PROPOSED ROOF PLAN

BOUNDARY

EXISTING ROOF
SLATES

WINDOWS AND DOORS -
RAL 7016 ANTHRACITE GREY
ALUMINIUM SMART ALITHERM

REF.	DETAILS	DATE
REVISIONS		
CLIENT Ian Shipley		
PROJECT 11 LANSDOWN ROAD GLOUCESTER -		
DESCRIPTION PROPOSED SINGLE STOREY EXTENSION		
BUILD DESIGN		
5, ELMFIELD ROAD CHELTENHAM, GLOS GL51 9JH TEL/FAX No. 01242 693047 EMAIL. alan946@hotmail.com		
DATE 07/04/22	SCALE 1:100	REV B
DRAWN ASB	CHECKED -	PROJECT No. A3
		DRG No. 02



Cross Section CR-B
1:5

Long Section CR-B
1:5

Key

- 1 STRUCTURAL WIDTH
- 2 STRUCTURAL LENGTH
- 3 STRUCTURAL SUPPORT BEARDS
THESE ARE LOCATED SO AS TO
PERMIT DIRECT FIXINGS INTO THEM AT
THE JARDS
- 4 TRAKERS AND 4A PACKERS
- 5 FASER BOARD SLOTS INTO PRE-FORMED
RECESSES IN THE ROLLER WE STRONGLY
RECOMMEND TUBULE LININGS
- 6 THE ROLLER WE STRONGLY RECOMMEND
7 SHAPED HARDWOOD TYPING FILLET-TYD MUST
SLOPE DOWNWARD & OUTWARD
- 8 LEAD FLASHING AT ROOFLIGHT FOOT AND 6A AT
HEAD (IN SEVERELY EXPOSED AREAS)
- 9 CAVE/S/UNDERCLOAKING TILE
- 10 LEAD SOAKERS WEATHER JAMB ABUTMENTS AS
SHOWN THESE ARE DRY-FIT AND LOW IN
MAINTENANCE REQUIREMENT
- 11 JAMB TILLS MAY REQUIRE CUTTING TO COURSE
AND FIT
- 12 ROOFING FELT
- 13 NEOPRENE DRAUGHTSTRIP
- 14 OPENING ROOFINGERY (HAND-WINDER SHOWN HERE
ON BRACKET SUPPLIED BY TRC)
- 15 FIXING BRACKET & COACHSCREW (SUPPLIED BY TRC)
- 16 DOUBLE GLAZING PANEL
- 17 SLAT THE ROOFLIGHT ON A CONTINUOUS THICK BEAD
OF LOW-MODULUS NEUTRAL CORE SILICONE
- 18 VISIBLE WIDTH
- 19 VISIBLE LENGTH

NOTE: Designers are advised to check their own details for compliance with all relevant applicable Local Authority Rules, Acts of Parliament and British Standards Codes of Practice.

See installation manual for further details.