Development Control
Gloucester City Council
PO Box 3252, Gloucester, GL1 9FW
01452 396396
development.control@gloucester.gov.uk
www.gloucester.gov.uk/planning

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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.

1. Site Address

Number	4
Suffix	
Property name	
Address line 1	The Tulworths
Address line 2	
Address line 3	
Town/city	Gloucester
Postcode	GL2 9RS

Description of site location must be completed if postcode is not known:

Easting (x)	384698
Northing (y)	220417

Description

2. Applicant Details

Title	MR & MRS
First name	
Surname	DAYALJI
Company name	
Address line 1	4, The Tulworths
Address line 2	
Address line 3	
Town/city	Gloucester
Country	

2. Applicant Details

Postcode	GL2 9RS

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	[redacted]
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	MR
First name	Glenn
Surname	Church
Company name	Homeplan Drafting Services
Address line 1	28 Jasmine Close
Address line 2	Abbeydale
Address line 3	
Town/city	Gloucester
Country	
Postcode	GL4 5FJ
Primary number	[redacted]
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

LOFT CONVERSION WITH BOX DORMER TO REAR AND PITCHED DORMERS TO FRONT

Has the work already been started without consent? ( ) Yes (•) No

5. 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):

Walls	
Description of existing materials and finishes (optional):	CAVITY CONSTRUCTION BRICK FINISH
Description of proposed materials and finishes:	NO CHANGE

5. Materials

Roof	
Description of existing materials and finishes (optional):	CONCRETE ROOF TILES
Description of proposed materials and finishes:	CONCRETE ROOF TILES AND SINGLE PLY FLAT ROOF

Windows	
Description of existing materials and finishes (optional):	UPVC DOUBLE GLAZED
Description of proposed materials and finishes:	UPVC DOUBLE GLAZED

Doors	
Description of existing materials and finishes (optional):	UPVC DOUBLE GLAZED
Description of proposed materials and finishes:	NO CHANGE

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	FENCE
Description of proposed materials and finishes:	NO CHANGE

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	DRIVEWAY
Description of proposed materials and finishes:	NO CHANGE

Lighting	
Description of existing materials and finishes (optional):	240V MAINS
Description of proposed materials and finishes:	NO CHANGE

Are you supplying additional information on submitted plans, drawings or a design and access statement? (•) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

DRAWINGS:
4TT-L-G-001
4TT-L-G-002

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ( ) Yes (•) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (•) No

7. 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

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

9. 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

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

11. 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. ○ Yes ◉ No

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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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	GLENN
Surname	CHURCH
Declaration date (DD/MM/YYYY)	04/10/2021

☑ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 person(s) giving them. ☑

Date (cannot be pre-application)	04/10/2021

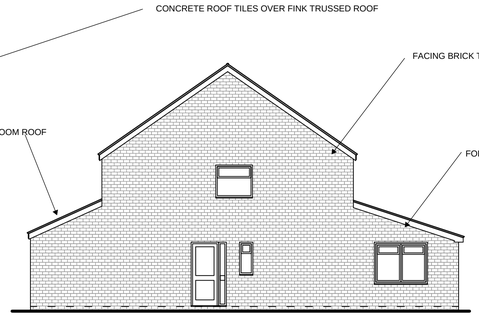
NOTES
1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION. (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)

2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS

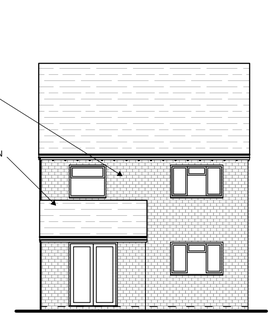
3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS

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.

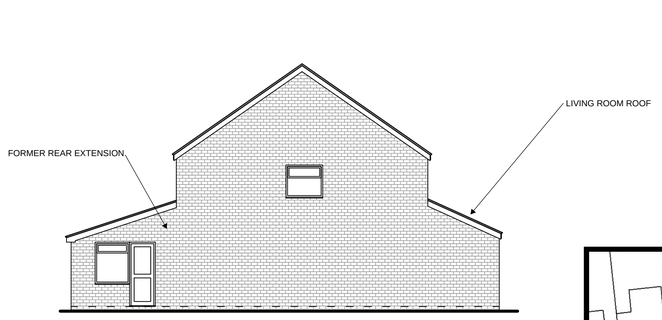
FRONT ELEVATION - 1:100



ELEVATION ON A - 1:100



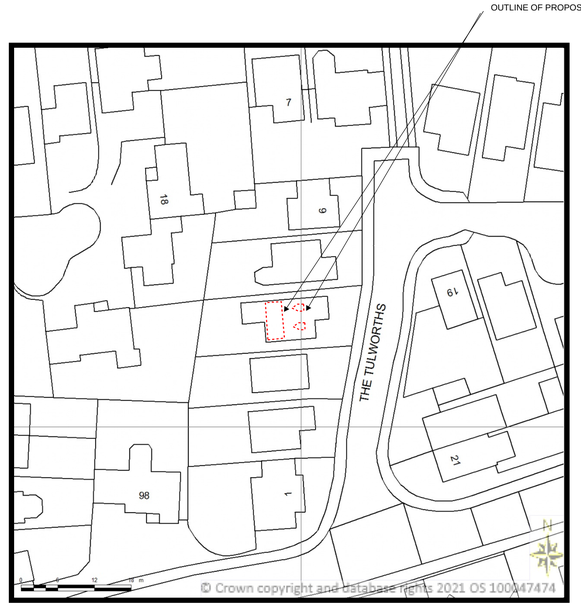
REAR ELEVATION - 1:100



ELEVATION ON B - 1:100

0 1 2 3 4 5

THIS BAR SHOULD SCALE 5M @ 1:100



BLOCK PLAN 1:500

AS EXISTING GROUND FLOOR PLAN - 1:50

AS EXISTING FIRST FLOOR PLAN - 1:50

AS EXISTING LOFT PLAN - 1:50

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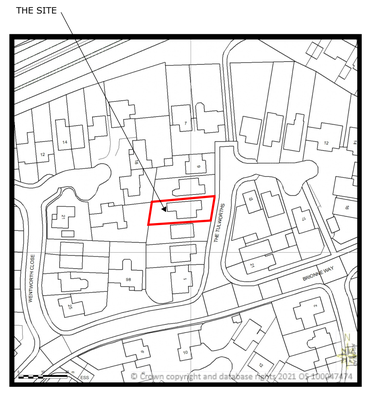
THIS BAR SHOULD SCALE 5M @ 1:50



SITE LOCATION PLAN 1:1250

HOMEPLAN
DRAFTING SERVICES
ARCHITECTURE PLANNING DESIGN
[redacted]

CLIENT/PROJECT:

MR & MRS DAYALJI

PROPOSED LOFT CONVERSION, 4 THE TULWORTHS, LONGLEVENS, GLOUCESTER GL2 9RS

TITLE:

AS EXISTING PLANS AND ELEVATIONS INCLUDING SITE LOCATION AND BLOCK PLAN

SCALE:

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

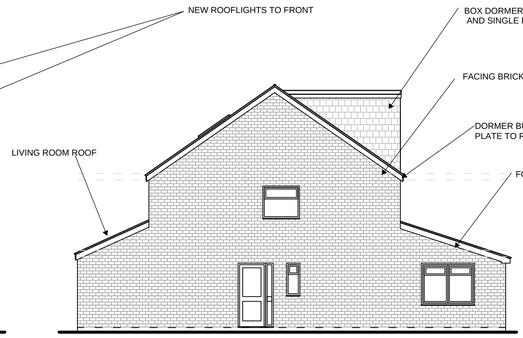
DATE:

SEPTEMBER 2021

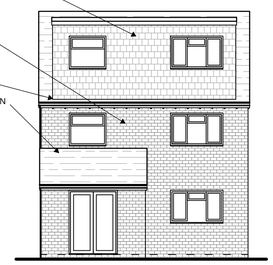
4TT-L-G-001

FOR PLANNING ONLY

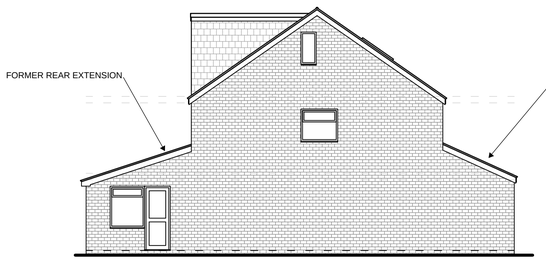
FRONT ELEVATION - 1:100



ELEVATION ON A - 1:100



REAR ELEVATION - 1:100



ELEVATION ON B - 1:100

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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.

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 bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

FOR PLANNING ONLY

0 1 2 3 4

THIS BAR SHOULD SCALE 5M @ 1:100

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

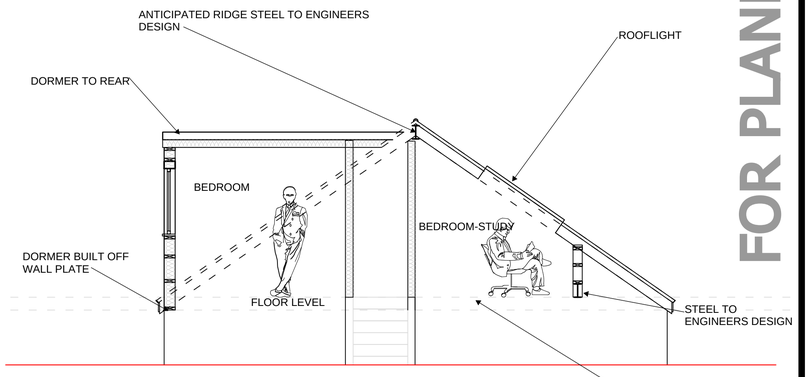
UPGRADE OF EXISTING FLOORS
Ensure first floor achieves modified half-hour fire resistance.
New second floor –Joists to be 50mm minimum from chimney breasts. (joist size to structural engineer's details and calculations) Provide min 20mm t and g chipboard or timber board flooring. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312:2010). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 1988. Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

MEANS OF ESCAPE - Fire doors
Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

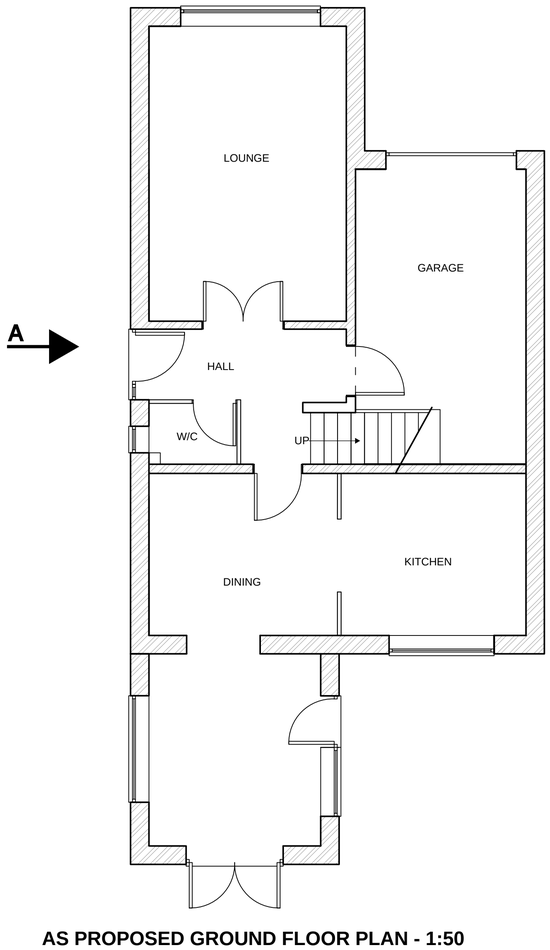
MEANS OF ESCAPE - Fire doors
Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

UPGRADE OF PITCHED ROOF
(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
Vented roof – pitch 22-45°
To achieve U-value 0.18 W/m²K
Existing roof structure to be assessed by a structural engineer and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturer's details.
Roof construction - 47 x 170mm Grade C24 rafters at max 400mm centres span to engineer's details. Insulation to be 125mm Kingspan Kooltherm between rafters with K1 insulated dry-lining board, comprising of 12.5mm plasterboard and 25mm insulation under rafters.
Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufactures details. Provide 5mm skim coat of finishing plaster to the underside of all ceilings.
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.

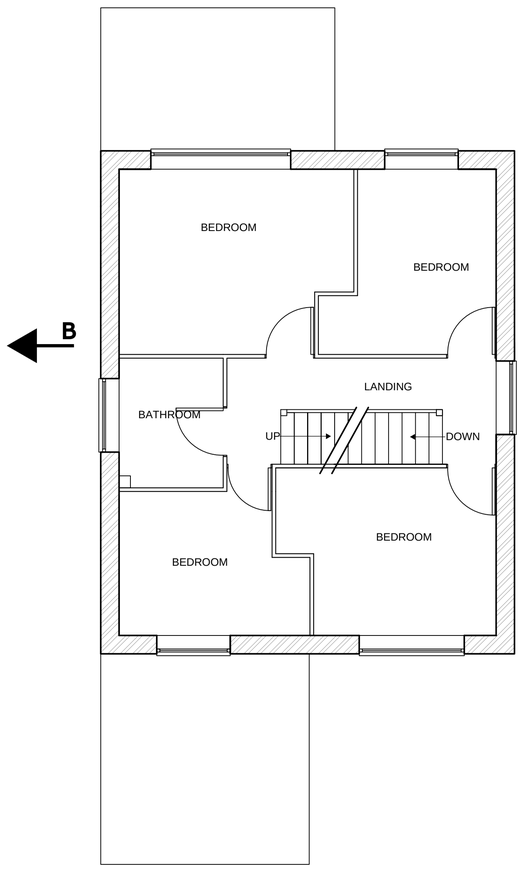
DORMER FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value of 0.18 W/m²K
To Structural Engineer's details. Flat roof to be single ply membrane roofing with aa fire rating as specialist specification, with a current BBA or WIMLAS Certificate on 22mm exterior grade plywood, laid on firrings to give a 1:40 fall on 47 x 145mm grade C24 timber joists at 400 centres max span 3.22m. Cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation. Insulation to be Celotex GA4000 90mm between and 62.5mm Celotex PL4000 insulated plasterboard under joists placed over vapour barrier with skim plaster finish. Provide restraint to flat roof by fixing using of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.
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.



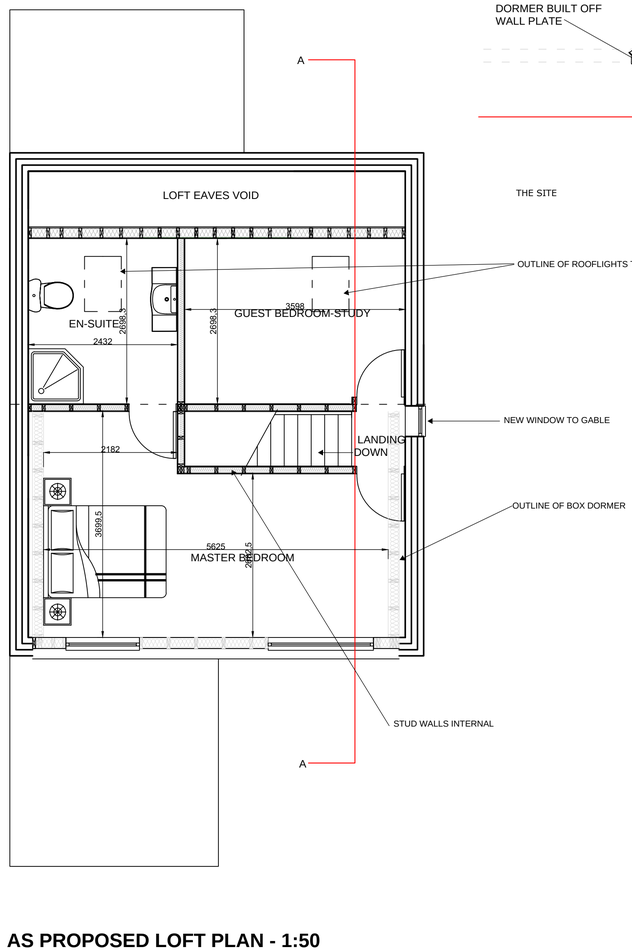
AS PROPOSED LOFT SECTION A-A - 1:50
(INDICATIVE ONLY)



AS PROPOSED GROUND FLOOR PLAN - 1:50



AS PROPOSED FIRST FLOOR PLAN - 1:50



AS PROPOSED LOFT PLAN - 1:50

0 1 2 3 4 5

THIS BAR SHOULD SCALE 5M @ 1:50

THE SITE

OUTLINE OF ROOFLIGHTS TO FRONT

NEW WINDOW TO GABLE

OUTLINE OF BOX DORMER

STUD WALLS INTERNAL

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/m²K. 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/m²K. 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.

REVA: FRONT DORMERS REMOVED AND ALTERED TO ROOFLIGHTS, DEC 2021

HOMEPLAN
DRAFTING SERVICES
ARCHITECTURE PLANNING DESIGN

CLIENT/PROJECT:

MR & MRS DAYALJI

PROPOSED LOFT CONVERSION, 4 THE TULWORTHS, LONGLEVENS, GLOUCESTER GL2 9RS

TITLE:

AS PROPOSED PLANS AND ELEVATIONS AND SECTION

SCALE:

1:100 AND 1:50 @ A1

DATE:

SEPTEMBER 2021

4TT-L-G-002A