

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

D

Surname

White

Company Name

Address

Address line 1

C/O Urban Aspects Ltd

Address line 2

7 Bath Mews

Address line 3

Bath Parade

Town/City

Cheltenham

Country

England

Postcode

GL53 7HL

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Render

Proposed materials and finishes:

Buff facing brickwork and cream render

Type:

Roof

Existing materials and finishes:

Interlocking concrete tiles

Proposed materials and finishes:

Interlocking concrete tiles to match

Type:

Windows

Existing materials and finishes:

White and Brown PVCu windows

Proposed materials and finishes:

Anthracite PVCu windows

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

See attached drawings and Design & Access Statement

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See Proposed Site Layout attached

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

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Houses
1 Bedroom: 0
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 1
Unknown Bedroom: 0
Total: 1

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	0	0	1	0	1

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

Total proposed residential units	1
Total existing residential units	0
Total net gain or loss of residential units	1

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

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

Russell

Surname

Ranford

Declaration Date

14/07/2022

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 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.

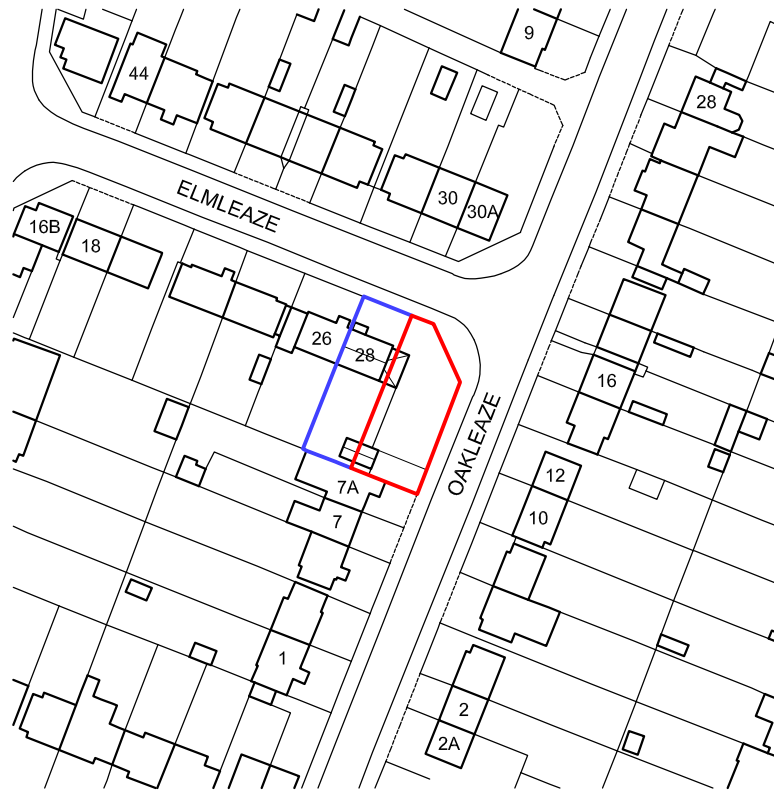
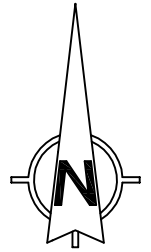
I / We agree to the outlined declaration

Signed


Russell Ranford

Date

14/07/2022




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Client				 URBAN ASPECTS <small>LAND · PLANNING · DESIGN</small>		
Project						
Drawing Title						
Mr D White Land at 28 Elmleaze, Gloucester Location Plan				Job No.	Drg No.	Rev.
Date	Scale	Drawn	Status	WTE22.01	01	-
June 2022	1:1250 @ A4	GMP	PA			



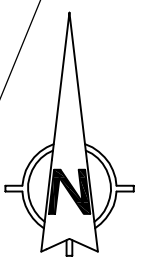
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- Notes:**
1. Existing parking for 28 Elmleaze.
 2. Existing extension to be demolished.
 3. Existing garage to be demolished.
 4. Existing hedge to be retained.

Client		Mr D White					
Project		Land at 28 Elmleaze, Gloucester					
Drawing Title		Existing Site Layout					
Date	Scale	Drawn	Status	Job No.	Drg No.	Rev.	
Aug 2022	1:200 @ A3	GMP	PA	WTE22.01	05	-	


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- Notes:**
1. Existing parking for 28 Elmleaze.
 2. Outline of existing extension to be demolished.
 3. Outline of existing garage to be demolished.
 4. Tarmac driveways for new dwellings.
 5. Paved footpaths and patios.
 6. Existing hedge to be retained.
 7. Areas of soft landscaping.
 8. Turfed rear gardens.
 9. 1.8m high timber close boarded fences and gates.
 10. Refuse storage.
 11. Secure covered cycle storage.

Client		Mr D White					
Project		Land at 28 Elmleaze, Gloucester					
Drawing Title		Proposed Site Layout					
Date	Scale	Drawn	Status	Job No.	Drg No.	Rev.	
June 2022	1:200 @ A3	GMP	PA	WTE22.01	02	-	

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Land adjacent 28 Elmleaze, Gloucester, GL2 0JU

Proposed detached dwelling plus associated car parking

Design & Access Statement

Use

- 1.1 The proposed development is for one detached residential house (Use Class C3).
- 1.2 This is considered to be an appropriate density of use of land in this locality where other residential dwellings are nearby.
- 1.3 Other land on the site will be used for car parking.

Amount

- 1.4 There is one dwelling proposed. This level of development can be comfortably accommodated on site as outlined on the site layout.
- 1.5 The scheme shows 1 detached 4 bedroom house with two associated car parking spaces.

Design & Layout

- 1.6 The site layout shows that the proposal have been designed in an appropriate style and density in order to respect the character of the area.
- 1.7 The layout also shows that the site can be developed in traditional manner served from the existing access road.

- 1.8 It is proposed that the dwelling is of a two storey traditional construction and constructed of facing brickwork and render to reflect other recent infill development plots on the estate.

Scale

- 1.9 The property proposed is detached and two storeys in height.

Landscaping

- 1.10 The site layout shows the existing hedge surrounding the site to be retained.

Appearance


- 1.11 The property will be of a high quality traditional design in keeping with other properties within the area.
- 1.12 Cream render and facing buff brickwork will be the principle materials, with interlocking concrete tiles on the roof, to match the neighbouring properties.

Access

- 1.13 Parking for the proposed dwelling will be accessed in exactly the same position as access to the current garage, which was previously used by number 28.
- 1.14 Number 28 Elmleaze now has ample parking at the front of the house, so this garage and parking space is no longer required.

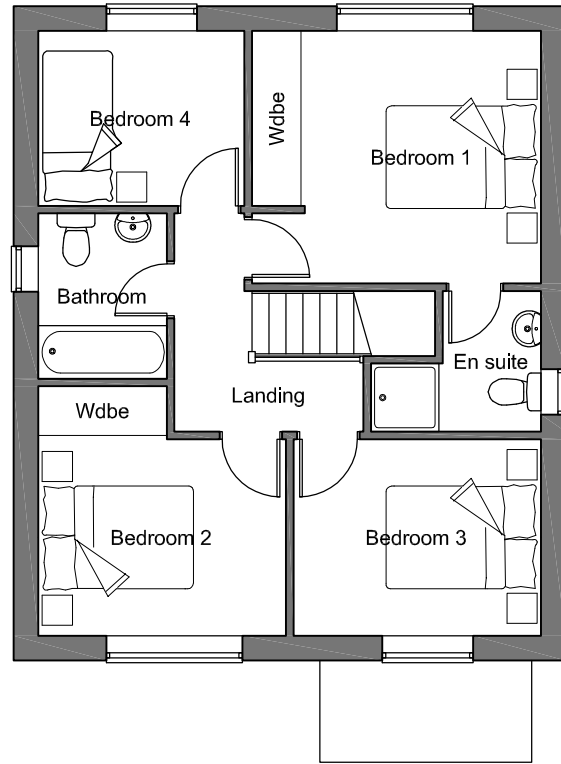


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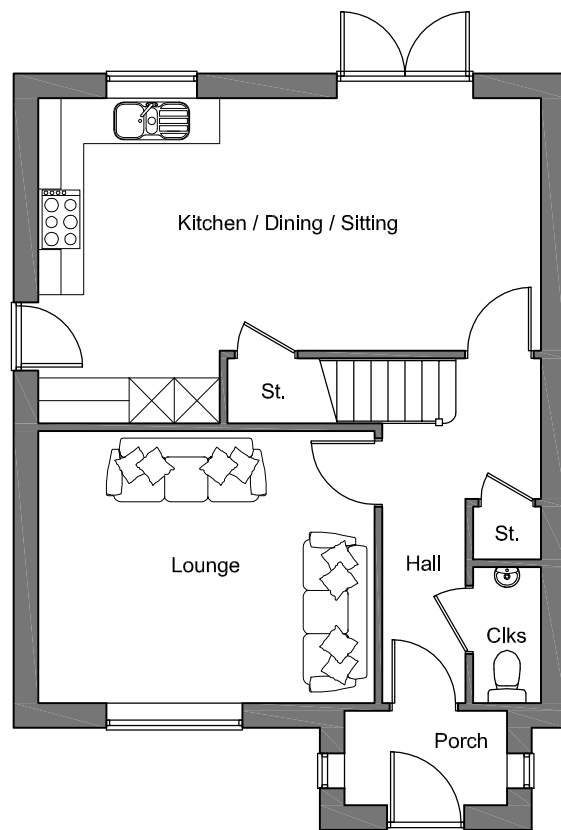
Client				 URBAN ASPECTS LAND · PLANNING · DESIGN			
Project				Mr D White			
Drawing Title				Land at 28 Elmleaze, Gloucester			
Date				Proposed Street Elevation			
Scale		Drawn	Status	Job No.	Drg No.	Rev.	
June 2022		1:100 @ A4	GMP	PA	WTE22.01	03	-

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First Floor

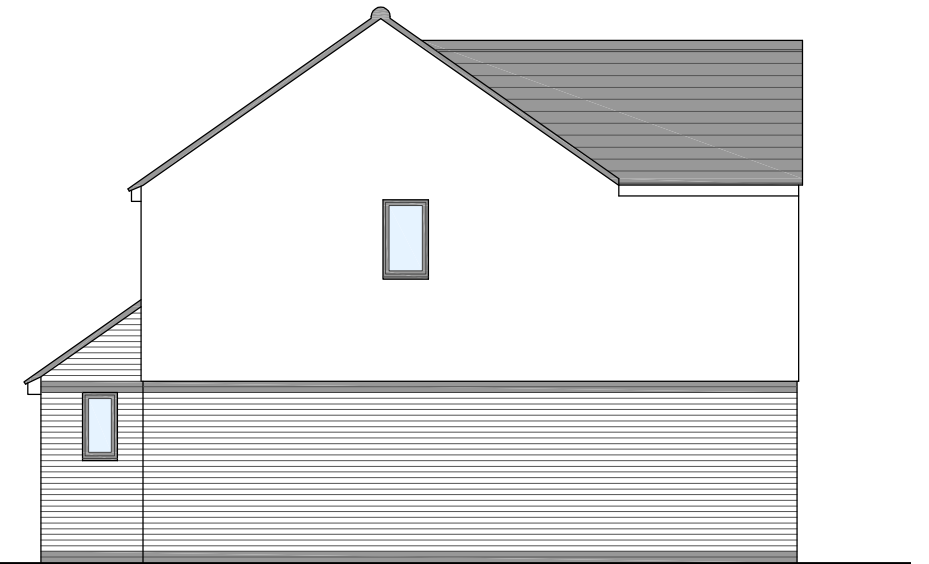


Ground Floor

Materials Schedule	
Roof	Interlocking concrete tiles
Walls	Buff Facing Brickwork / Cream Render
Windows	Anthracite PVCu
Doors	Anthracite Composite / PVCu
Fascia Boards	White PVC



Front (North) Elevation



Side (West) Elevation




Rear (South) Elevation



Side (East) Elevation

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Client		Mr D White					
Project		Land at 28 Elmleaze, Gloucester					
Drawing Title		Proposed New Dwelling					
Date	Scale	Drawn	Status	Job No.	Drg No.	Rev.	
June 2022	1:100 @ A3	GMP	PA	WTE22.01	04	-	

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Drainage Statement

Proposed Detached Dwelling plus associated car parking.

Land adjacent 28 Elmleaze, Gloucester, GL2 0JU

Foul Water

The applicant proposes to connect the dwelling into the existing mains system to which 28 Elmleaze and its neighbouring properties are connected.

There is a manhole on private land at the front corner of the site, which is where the connection will be made.

Storm Water

The applicant proposes that a soakaway will be utilised in the garden area of the house.

Development Control Manager
Planning Services
Gloucester City Council
The Docks
Gloucester
GL1 2EQ

14th July 2022

Dear Sirs

Re: Land adjacent 28 Elmleaze, Gloucester, GL2 0JU - Proposed detached dwelling plus associated car parking.

Please find attached the following drawings and document to accompany the planning application:

- Completed Online Planning Application Forms and Certificates
- Location Plan
- Proposed Site Layout
- Proposed Street Elevation
- Proposed New Dwelling
- Design & Access Statement
- Drainage Statement

The fee has been paid online.

The site is currently an underutilised side garden area. There is more than sufficient land available to accommodate the proposed property without having any detrimental impact on neighbouring properties, including the host property 28 Elmleaze.

This proposed development would be of a traditional design and appearance. The proposals will not have any adverse impact on the character of the area.

Parking for the new property will replace the garage and parking area which was previously used by number 28.

28 Elmleaze has 2 car parking spaces directly in front of the property and no longer requires the garage and parking space which is accessed from Oakleaze.

The proposal is consistent with government guidance in the National Planning Policy Framework (NPPF) together with adopted development plan policies and it is respectfully submitted that the planning application should be approved.

I trust that we have provided you with all the necessary documentation to validate and

process this application at your earliest convenience.

Yours faithfully

[Redacted signature]

Russell Ranford BA (Hons) Dip TP MRTPI
Partner

For and on behalf of Urban Aspects Ltd