

Householder Application for Planning Permission for works or extension to a dwelling

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

Daniel

Surname

White

Company Name

Address

Address line 1

44 Rumsey Close

Address line 2

Address line 3

Gloucestershire

Town/City

Gloucester

Country

Postcode

GL4 5JY

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

Description of Proposed Works

Please describe the proposed works

Has the work already been started without consent?

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:

Cut stone facing

Proposed materials and finishes:

To match existing

Type:

Roof

Existing materials and finishes:

Concrete interlocking tiles and flat roof system

Proposed materials and finishes:

To match existing

Type:

Windows

Existing materials and finishes:

White UPVC

Proposed materials and finishes:

To match existing

Type:

Doors

Existing materials and finishes:

White UPVC

Proposed materials and finishes:

To match existing

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

PL03 and PL04 Drawings

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- 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

First Name

Surname

Declaration Date

Declaration made

Declaration

I / We hereby apply for Householder 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

Josh Steele

Date

19/07/2022

Flood Risk Assessment

To be read in conjunction with attached flood map Property in Zone 2

Planning Application – Extension at 44 Rumsey Close

Proposal

The proposed single storey extension to the front of the property.

Introduction

The building is currently used as a dwelling house (Planning Use Class C3) and this will remain the same upon completion of the new structures. Examination of the current Flood maps indicate that the site of the proposal falls within Flood Zone 2, and as a result this flood risk assessment has become a necessary part of the Planning Application. Guidance published by the Environment Agency indicates that in the case of minor developments of this nature the level of information should be reduced to a level sufficient to match the potential for damage. This Flood Risk Assessment has been prepared in accordance with that guidance. Flood Zone 2 is described as a land assessed as **having between a 1 in 100 and 1 in 1,000 annual probability of river flooding** (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

Design Objectives

- Restrict the amount of surface water run off.
- Manage surface water and minimise flood risks.
- Minimise the use of water where necessary within the development.

Achieving Desired Design Objectives

Part of the property sits within zone 2 on the edge of zone 3 as identified on the attached map, there are no watercourses on or near the application site and the proposed works will increase the volume of surface water by only a small amount. We feel the existing water management strategies including the existing water harvesting (water butts) and the large amount of soft landscaping, trees and hedgerows planted on and around the site will be sufficient however the client intends to increase the size of the water butts to ensure any increase is managed. The finished floor level will be 150mm above the external ground level to match the existing property. Service outlets such as power sockets, data and telecom points, etc shall be positioned at a height no less than 450mm above finished floor level.

In case of overflow water will be directed to the gravel driveway/parking area for soakaway.

Flood map for planning

Your reference
01

Location (easting/northing)
386170/215638

Created
11 Aug 2022 11:45

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

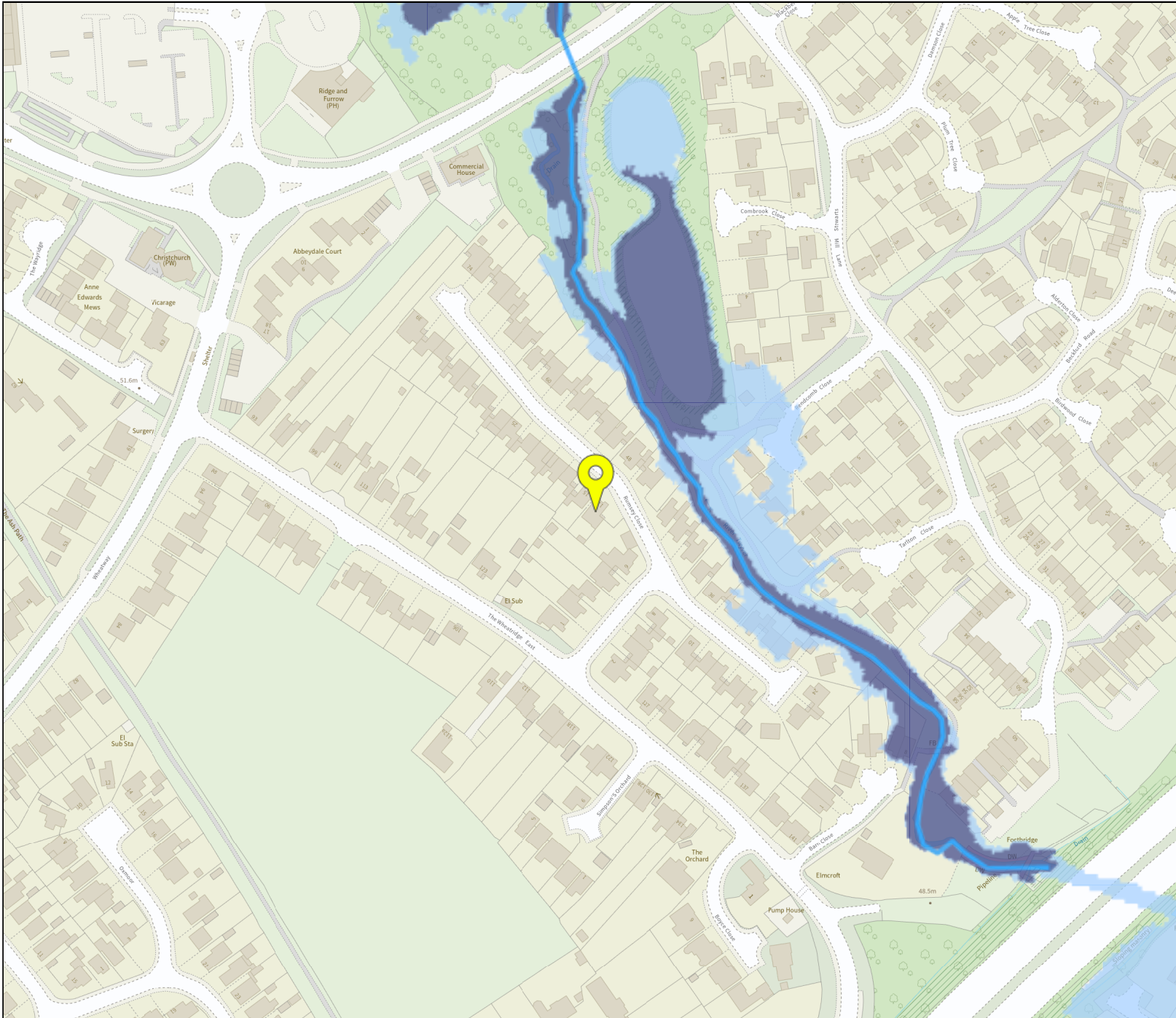
Flood map for planning



Your reference
01

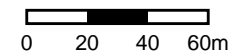
Location (easting/northing)
386170/215638

Scale
1:2500

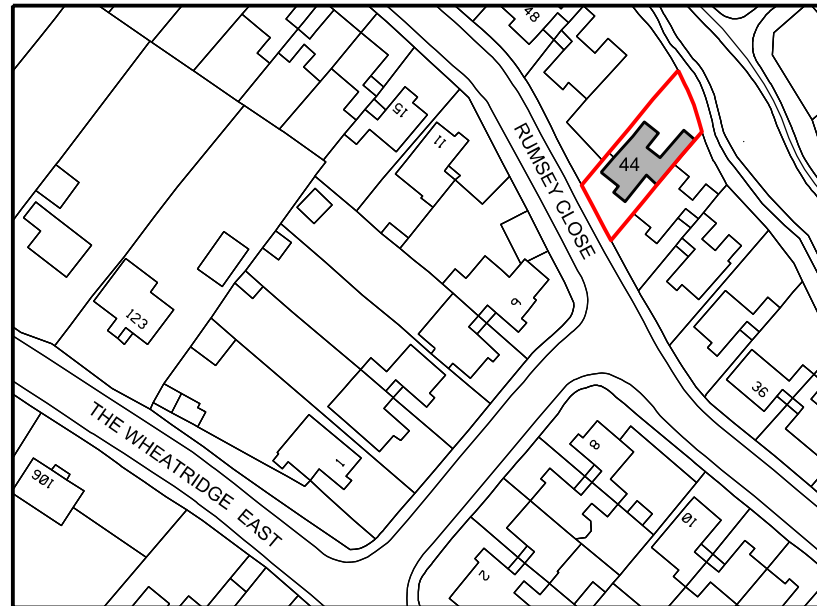
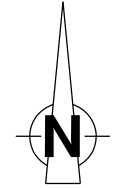
Created
11 Aug 2022 11:45



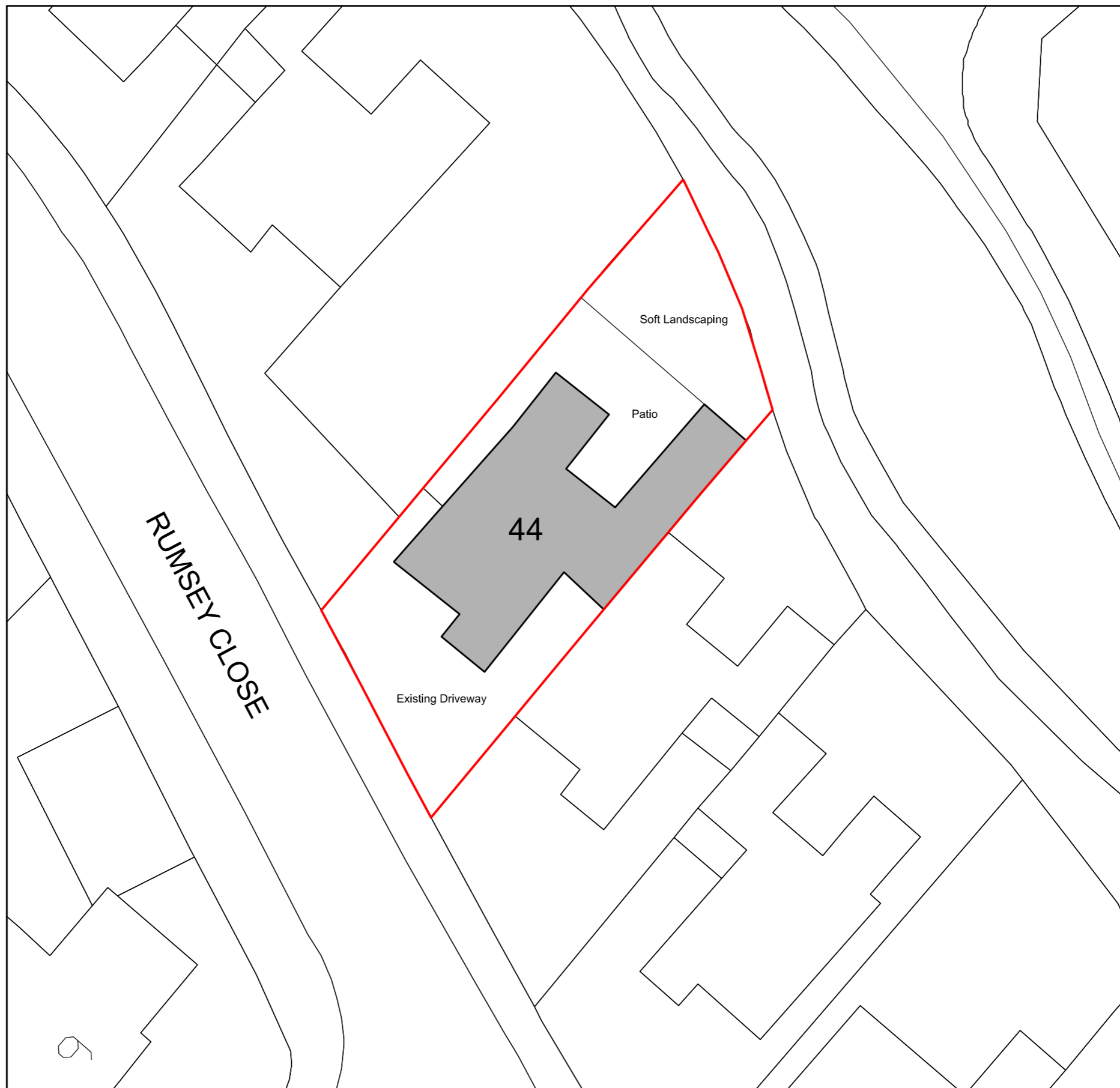
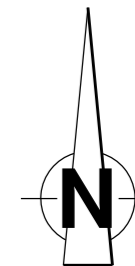
-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

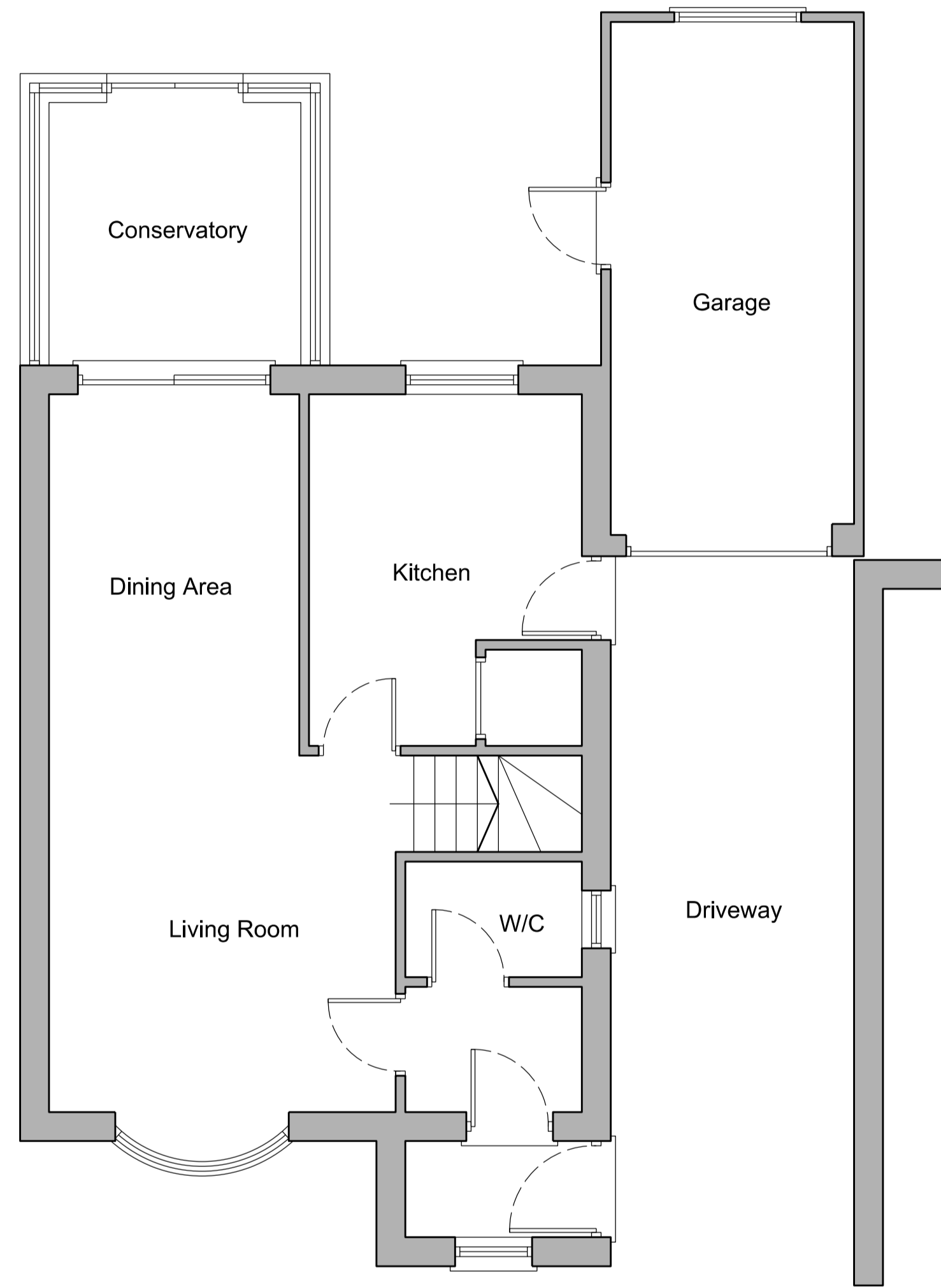


When printed correctly, at A4, this line will measure 50mm at full size
When printed correctly, at A4, this line will measure 50mm at full size
CHECK PRINTED SIZE

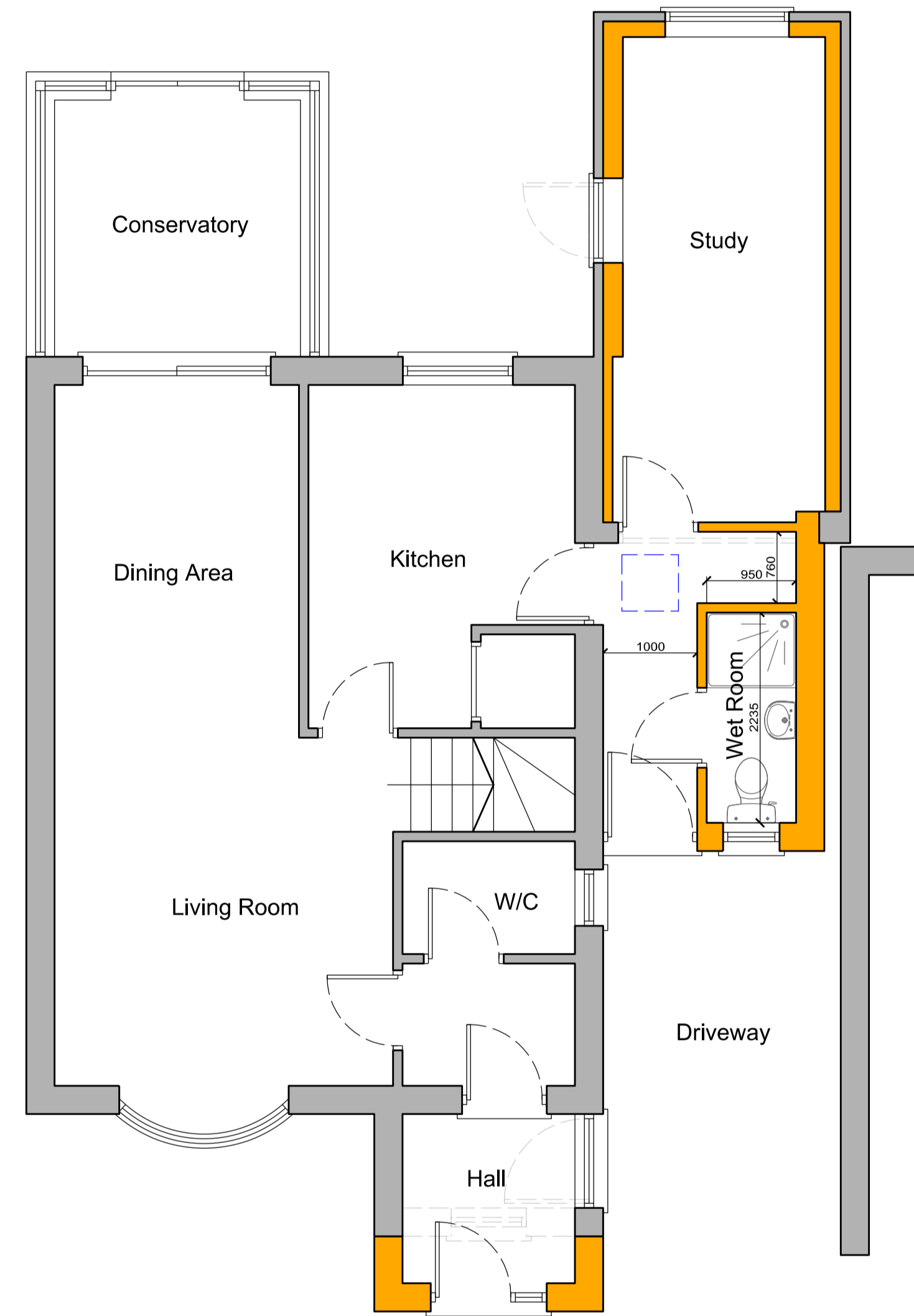


Subject to correct printing. See top left.

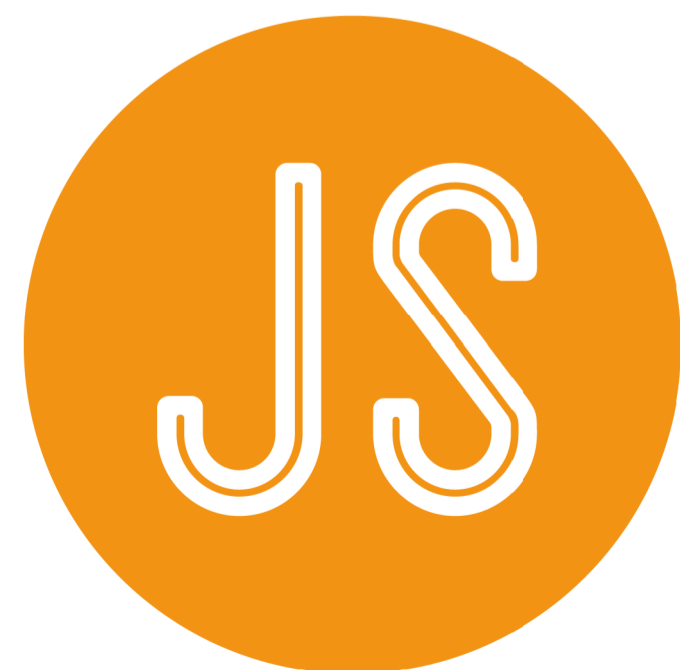




Existing Ground Floor Plan

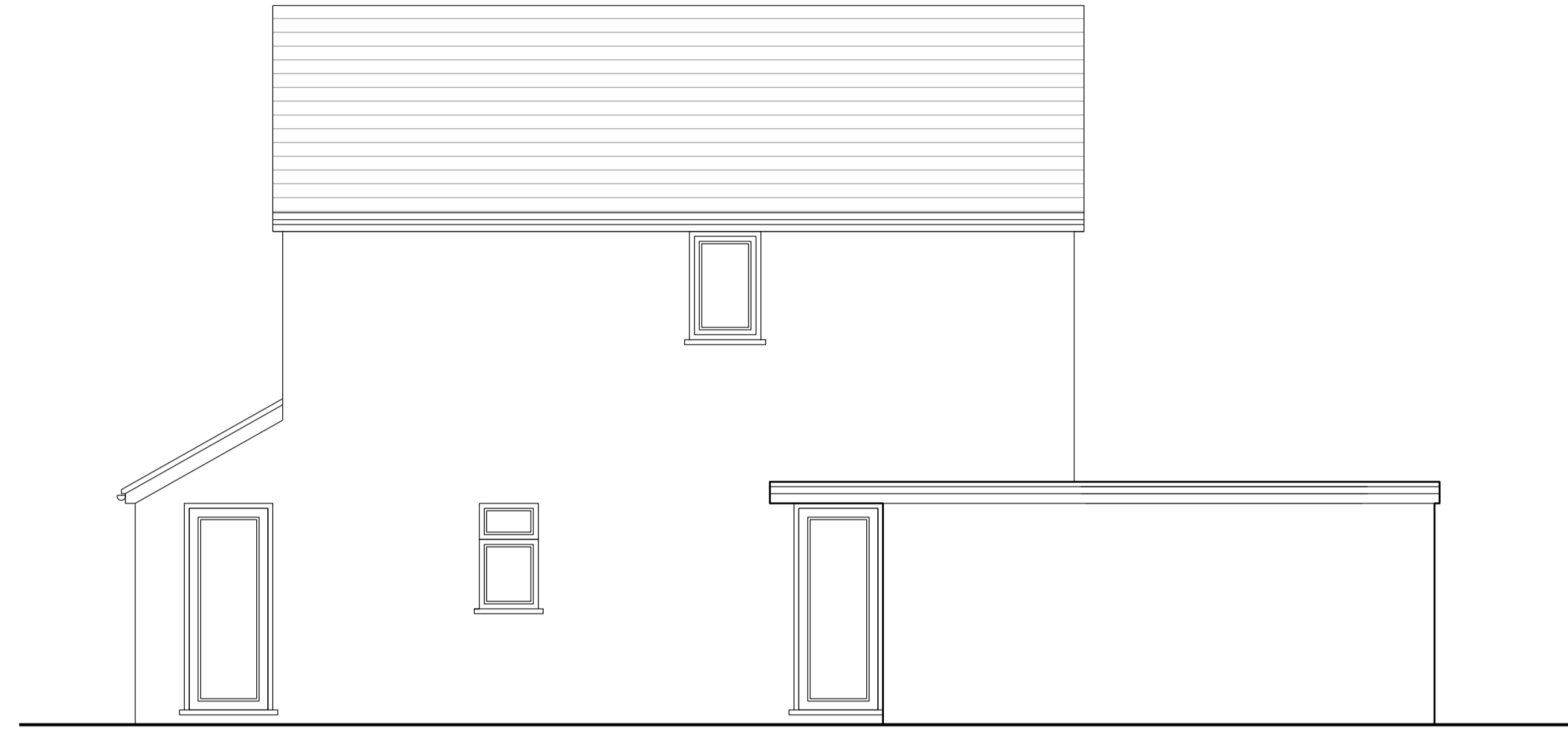


Proposed Ground Floor Plan





Existing Front Elevation



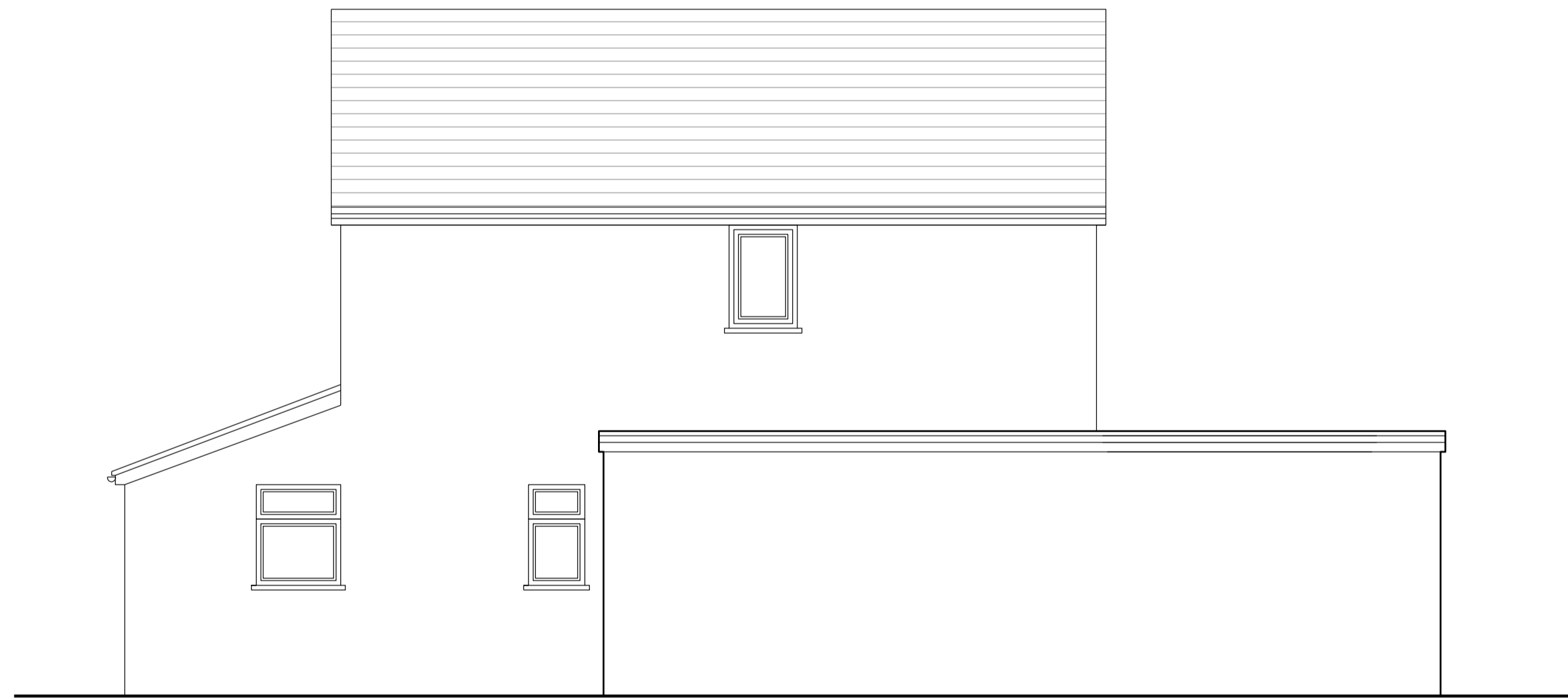
Existing Side Elevation



Existing Rear Elevation



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

