

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	<input type="text" value="14"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Tewkesbury Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Gloucester"/>
Postcode	<input type="text" value="GL2 9DS"/>

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

Easting (x)	<input type="text" value="383579"/>
Northing (y)	<input type="text" value="219991"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text" value="Sean"/>
Surname	<input type="text" value="Felice"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="14, Tewkesbury Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Gloucester"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

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

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

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):	Facing brick. Painted render

5. Materials

Description of proposed materials and finishes:	Facing brick
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Roof	
Description of existing materials and finishes (optional):	Natural slate
Description of proposed materials and finishes:	Natural slate

Windows	
Description of existing materials and finishes (optional):	White PVCu
Description of proposed materials and finishes:	White PVCu

Doors	
Description of existing materials and finishes (optional):	White PVCu
Description of proposed materials and finishes:	White PVCu

Other Rainwater goods	
Description of existing materials and finishes (optional):	Black PVCu
Description of proposed materials and finishes:	Black PVCu

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

Notes on drawing no. A335P/225 - 02A

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

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

First name

Surname

Declaration date (DD/MM/YYYY)

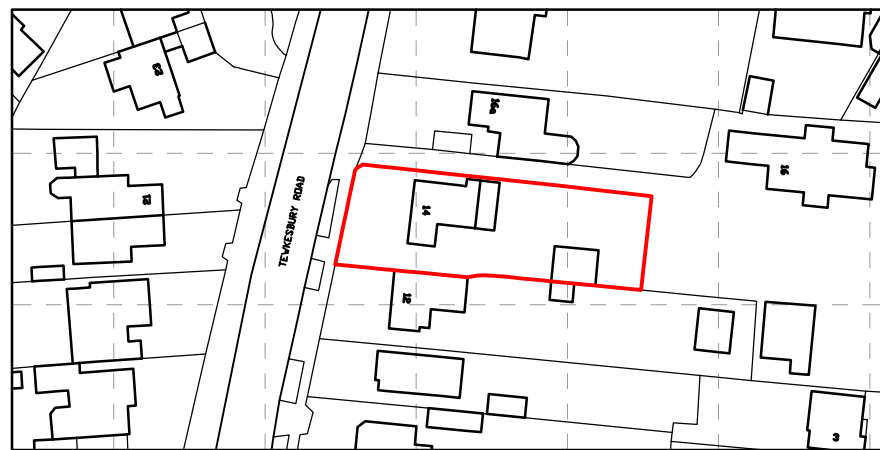
Declaration made

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.

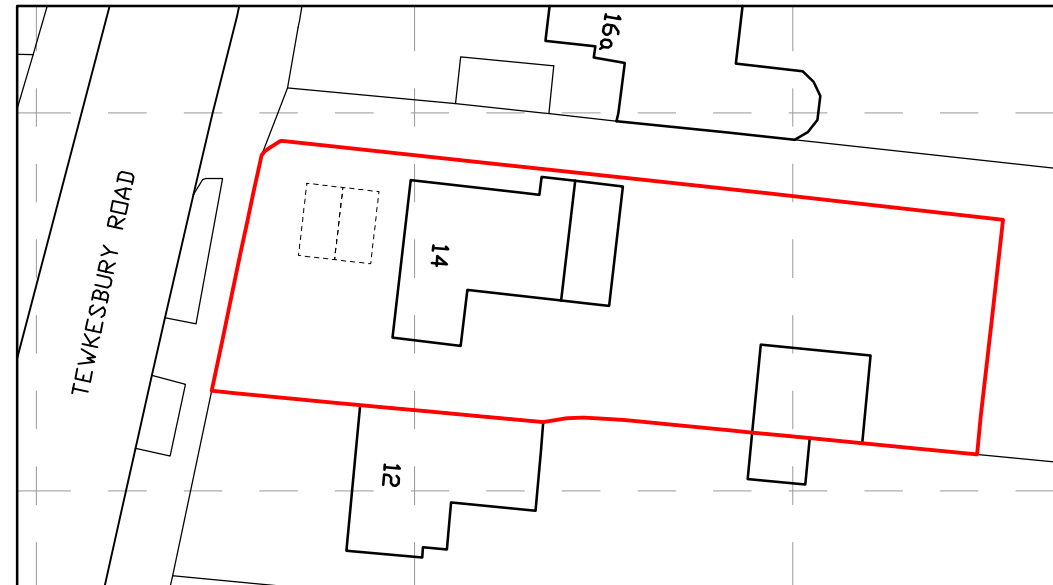
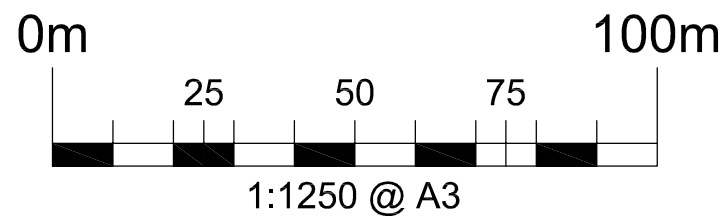
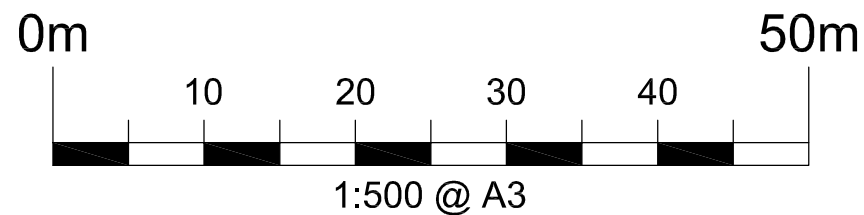
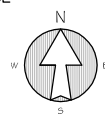
Date (cannot be pre-application)

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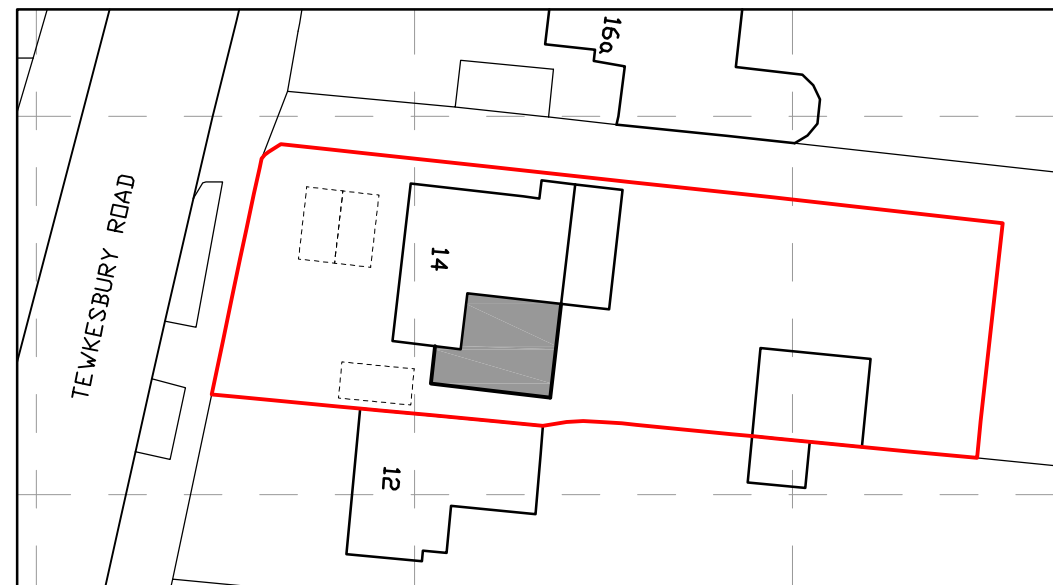
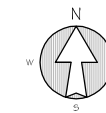


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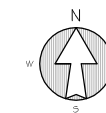
SITE LOCATION PLAN
Scale 1:1250 @ A3



EXISTING BLOCK PLAN
Scale 1:500 @ A3



PROPOSED BLOCK PLAN
Scale 1:500 @ A3



Rev.	Date	Revisions
A	03/02/22	Planning revisions



TITLE
Mr. & Mrs. Felice,
"Mayhill",
14 Tewkesbury Road,
Gloucester,
GL2 9DS.

DESCRIPTION
Proposed Extension
Site Location Plan
Existing & Proposed
Block Plans

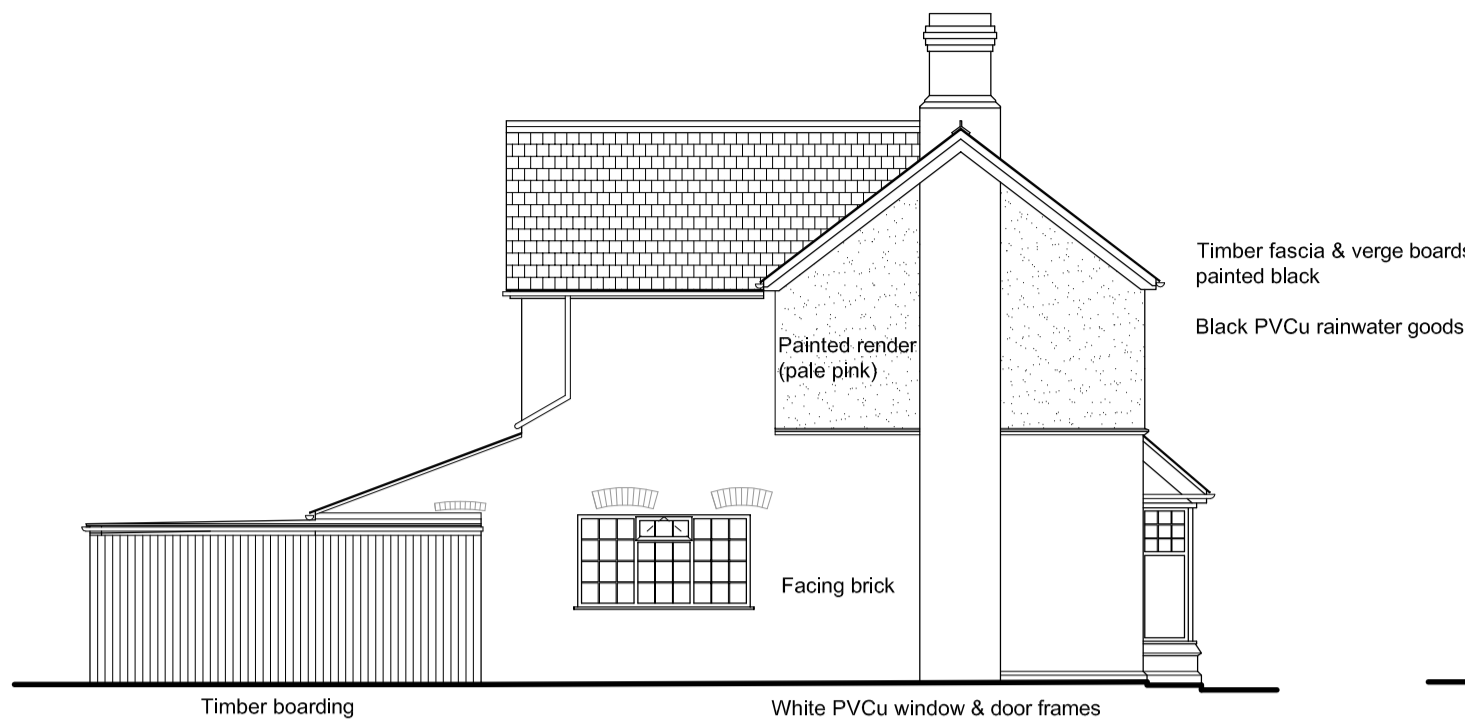
DATE June 2021	SCALE As noted @ A3
DRAWN MCH	CHECKED ---

A335P/225 - 03 Rev. A

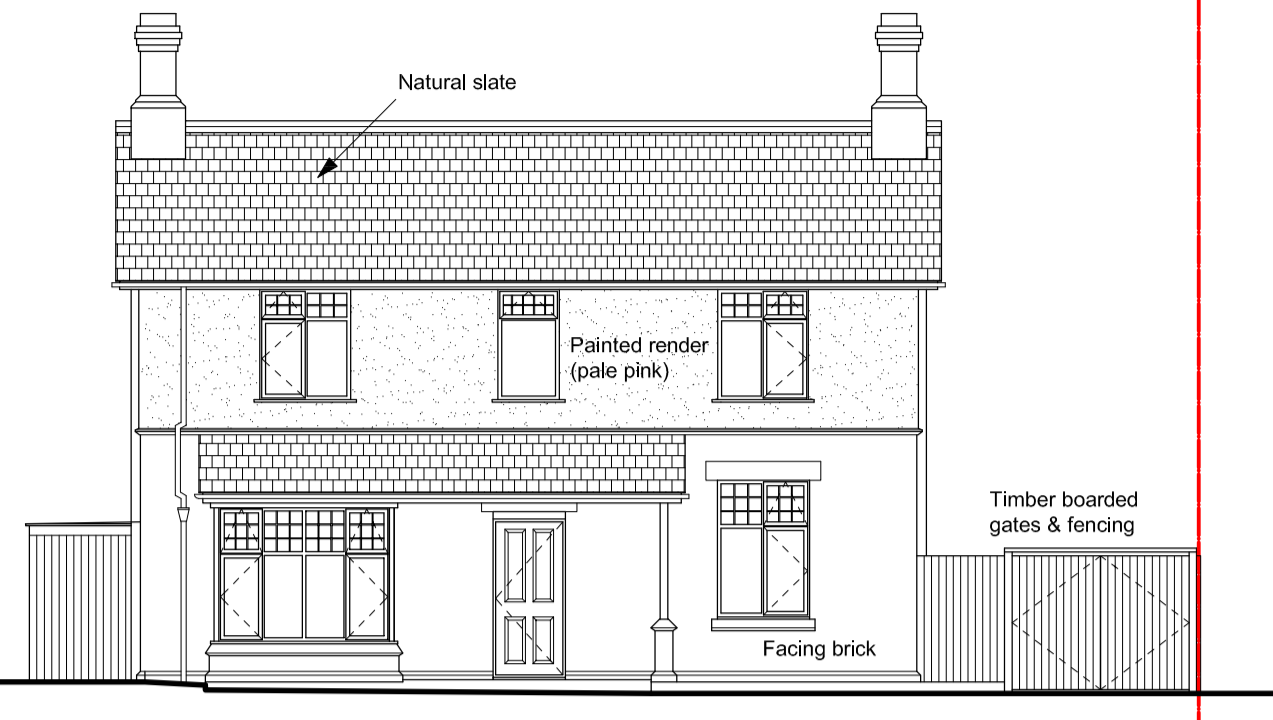


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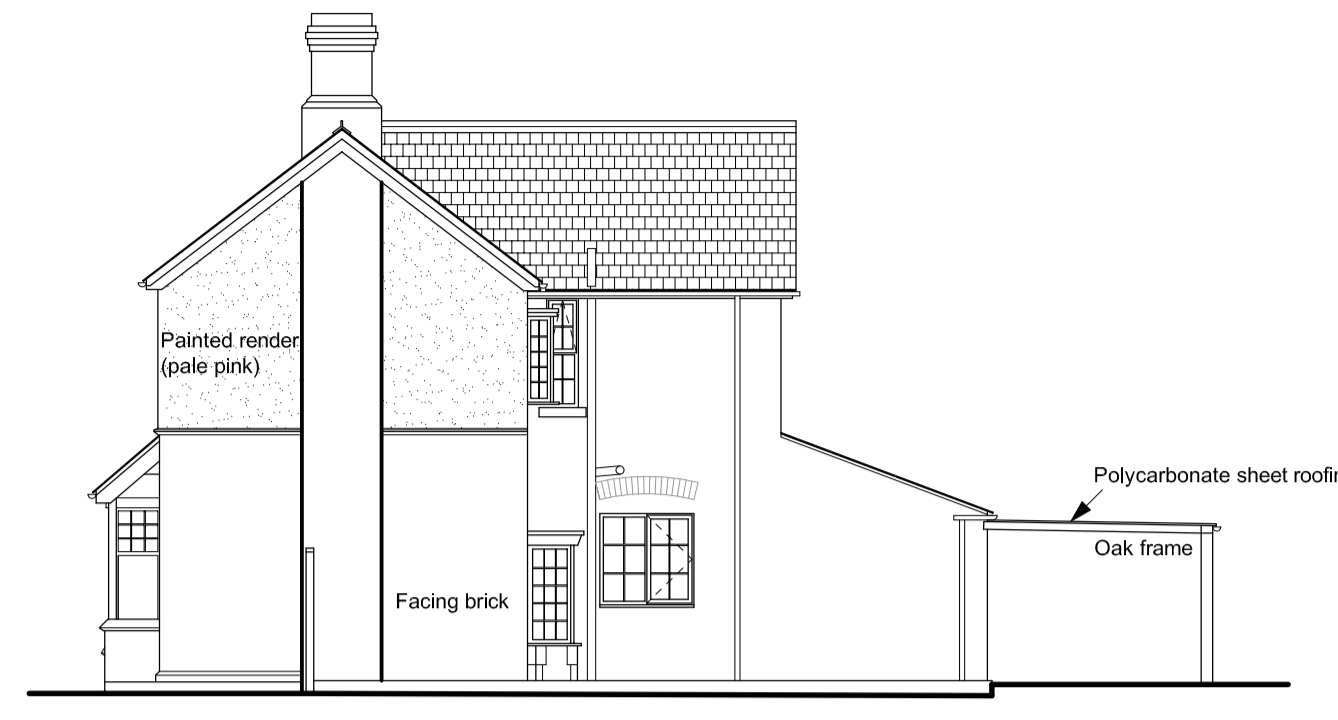
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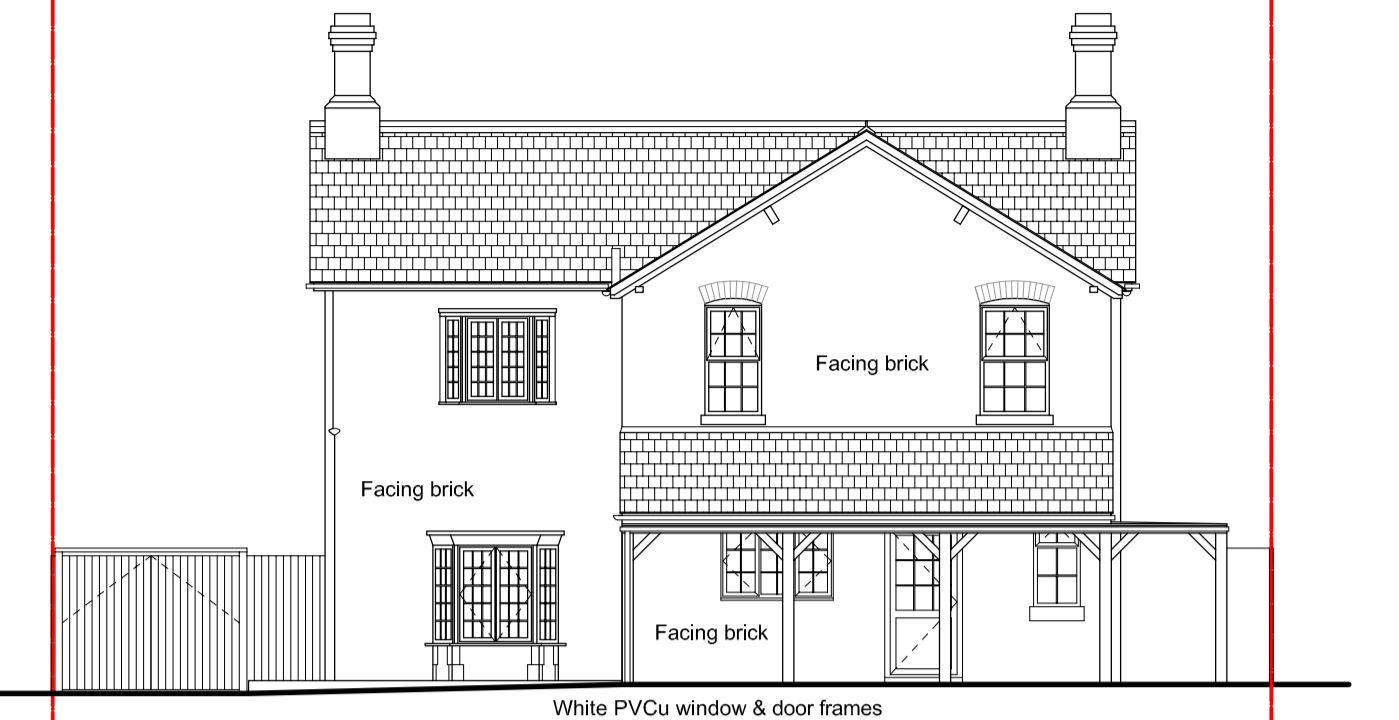
SIDE (NORTH) ELEVATION
Scale 1:100 @ A1



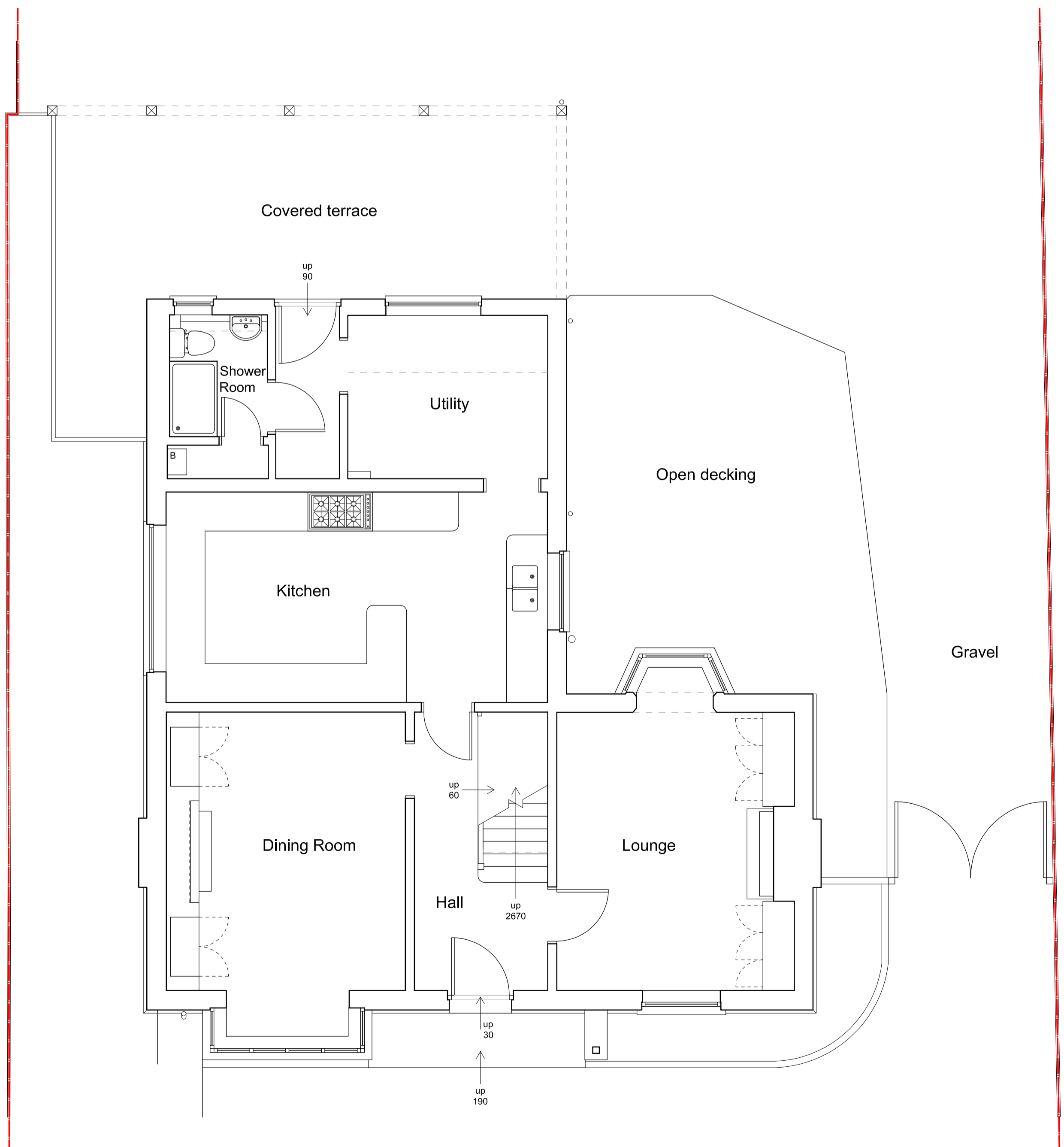
FRONT (WEST) ELEVATION
Scale 1:100 @ A1



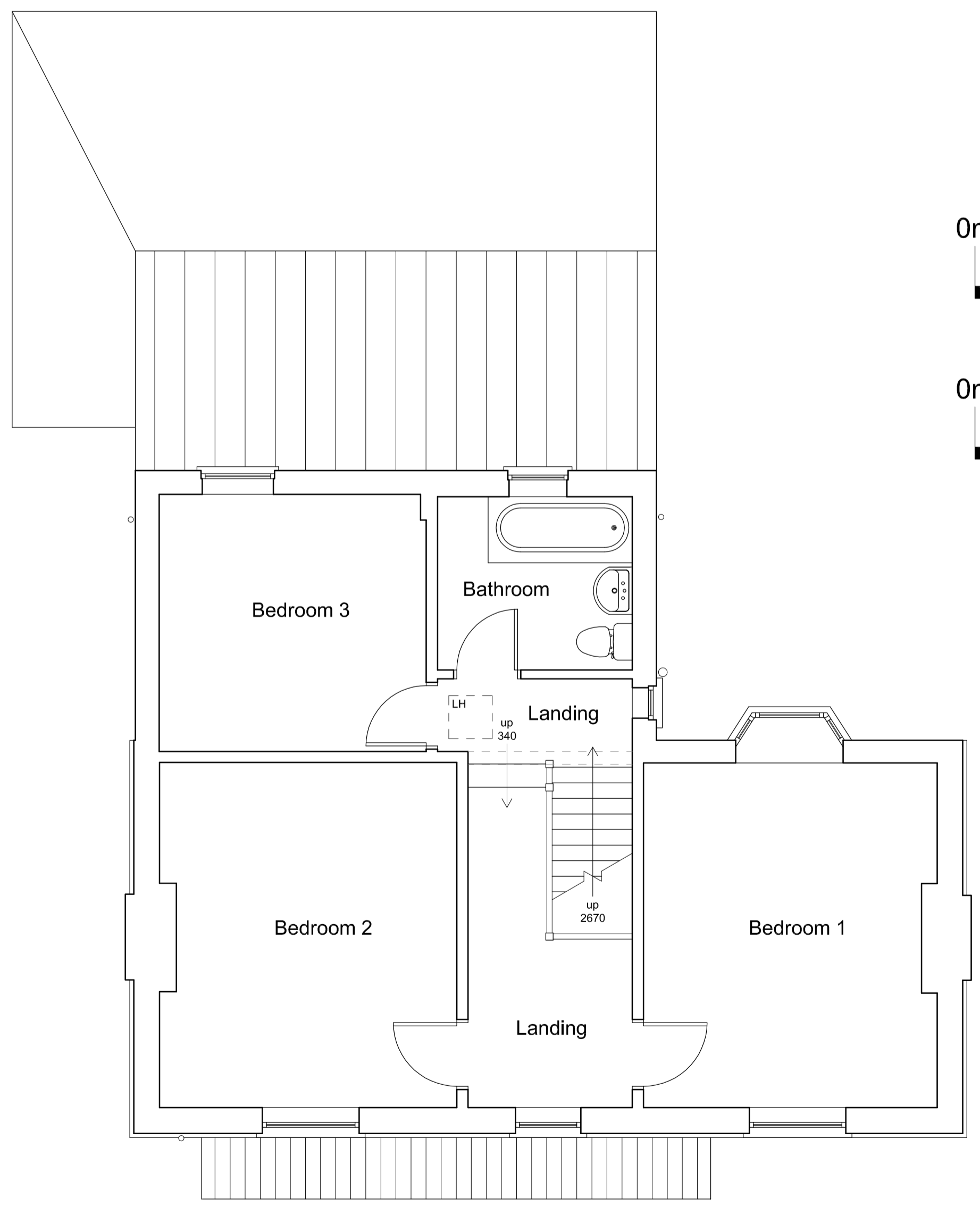
SIDE (SOUTH) ELEVATION
Scale 1:100 @ A1



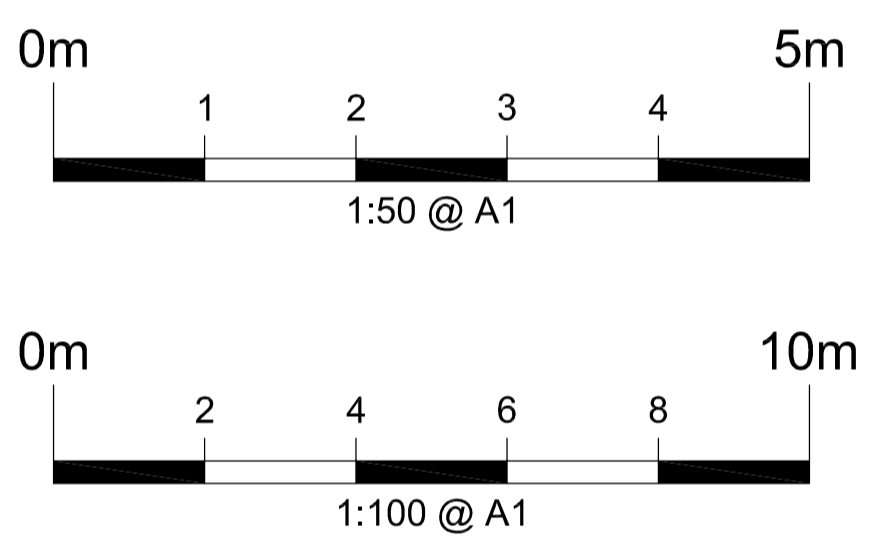
REAR (EAST) ELEVATION
Scale 1:100 @ A1




GROUND FLOOR LAYOUT
Scale 1:50 @ A1



FIRST FLOOR LAYOUT
Scale 1:50 @ A1

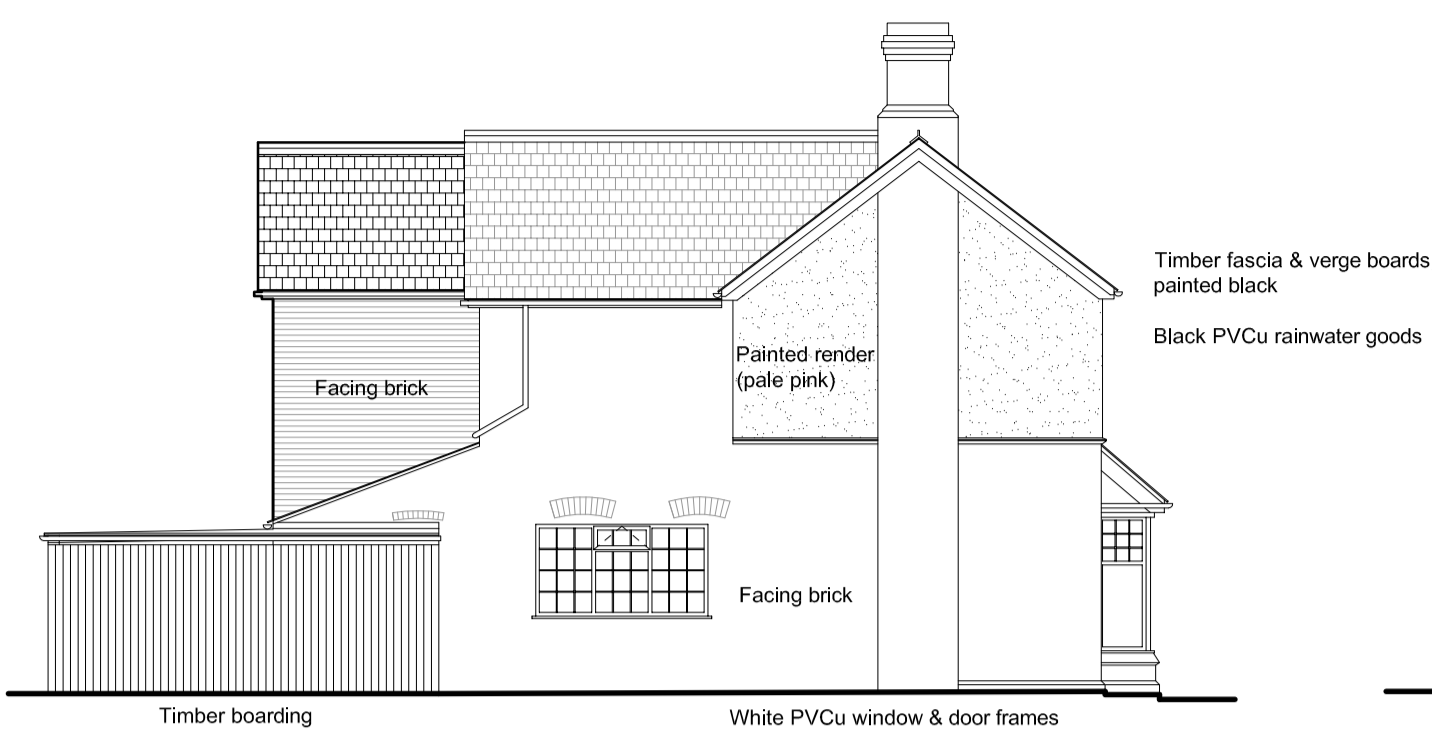


Rev.	Date	Revisions
A	03/02/22	General revisions
 <i>Your Home Extension Specialists</i>		
TITLE		
Mr. & Mrs. Felice, "Mayhill", 14 Tewkesbury Road, Gloucester, GL2 9DS.		
DESCRIPTION		
Proposed Extension Layouts and Elevations As Existing		
DATE	JUNE 2021	SCALE As noted @ A1
DRAWN	MCH	CHECKED ---
A335P/225 - 01 Rev. A		



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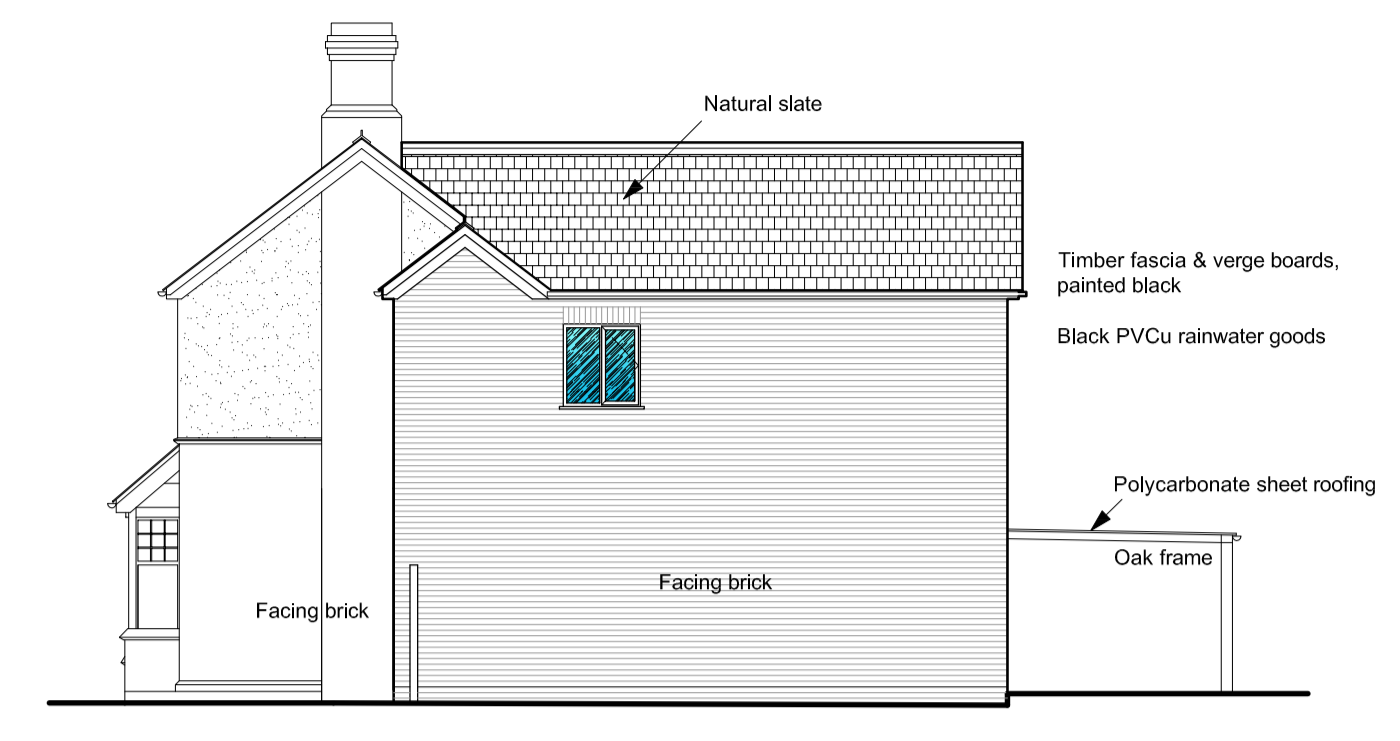
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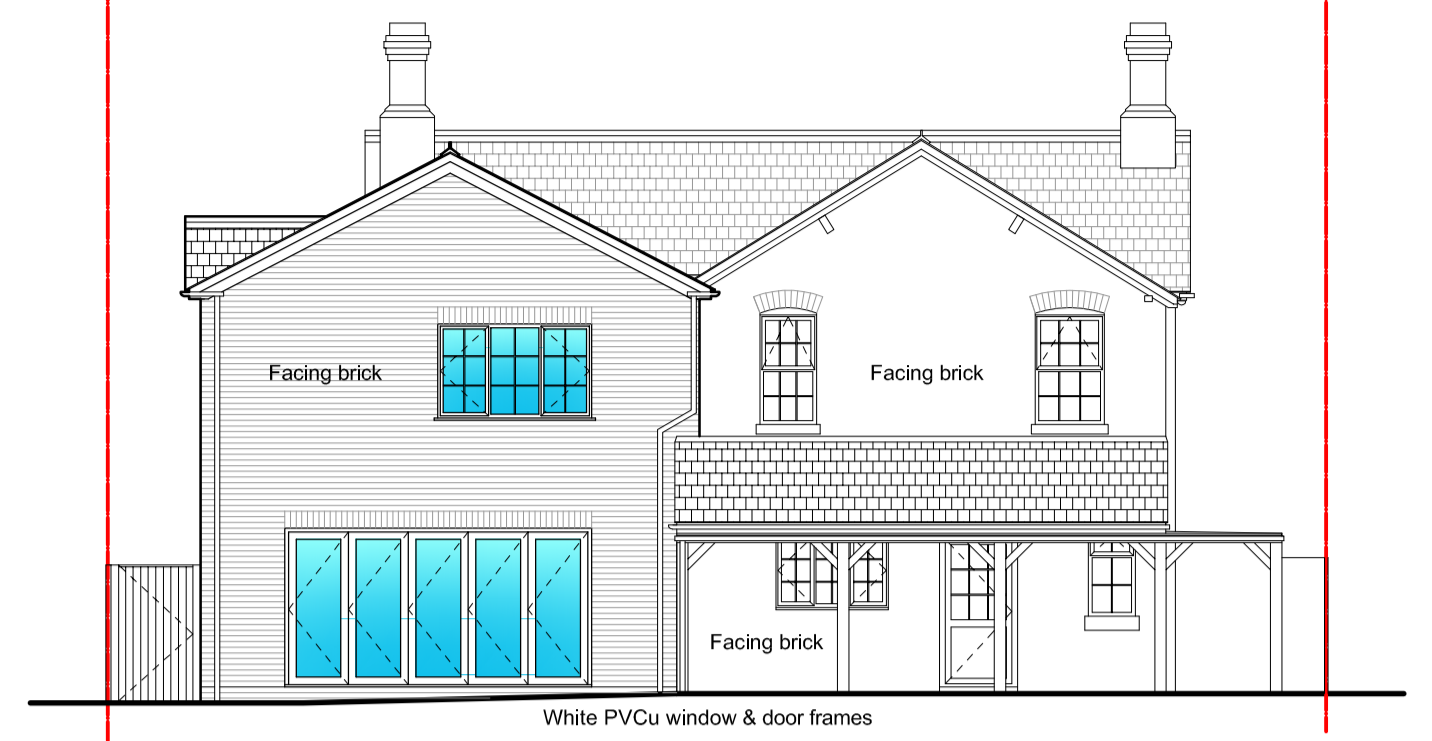
SIDE (NORTH) ELEVATION
Scale 1:100 @ A1



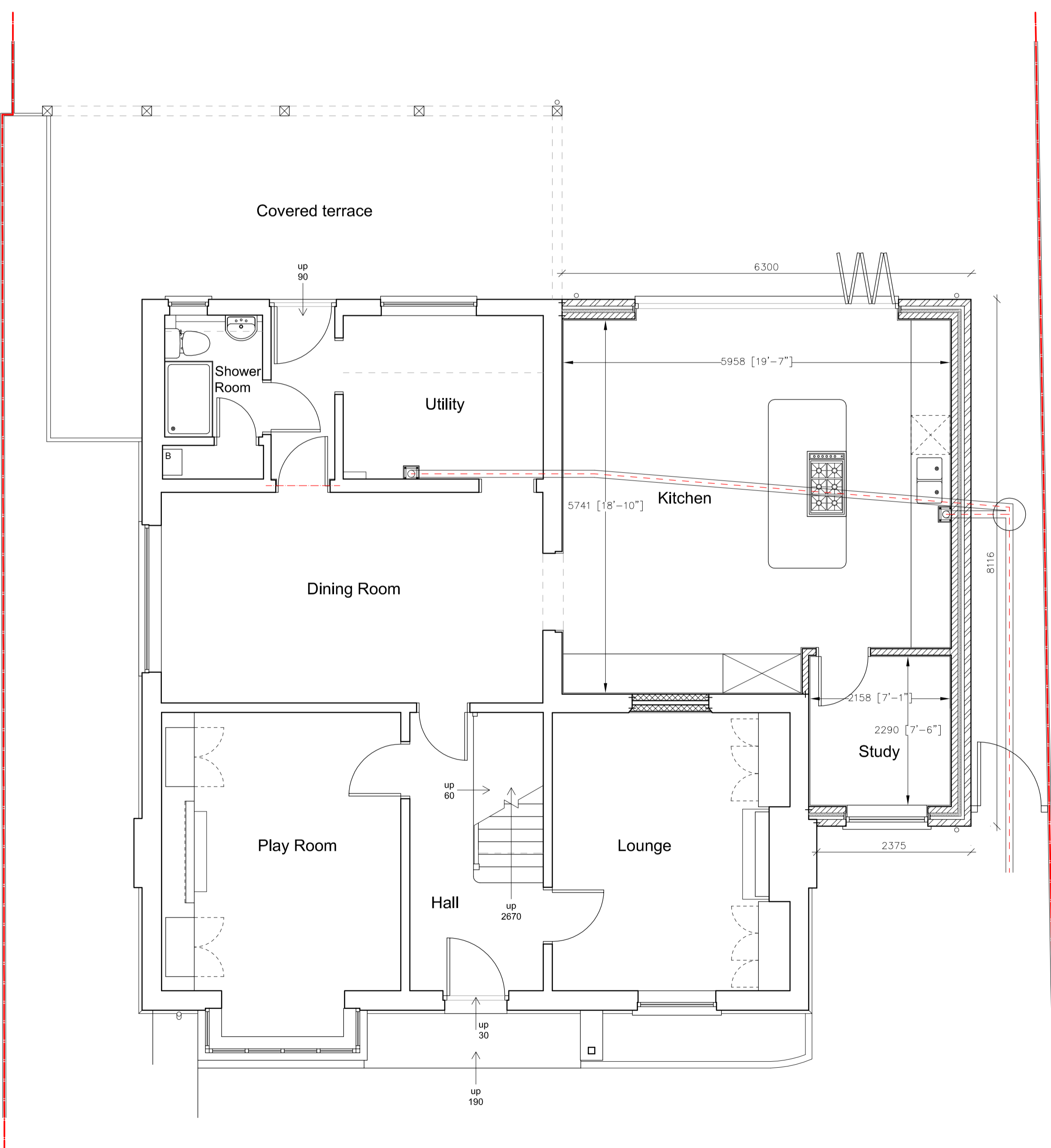
FRONT (WEST) ELEVATION
Scale 1:100 @ A1



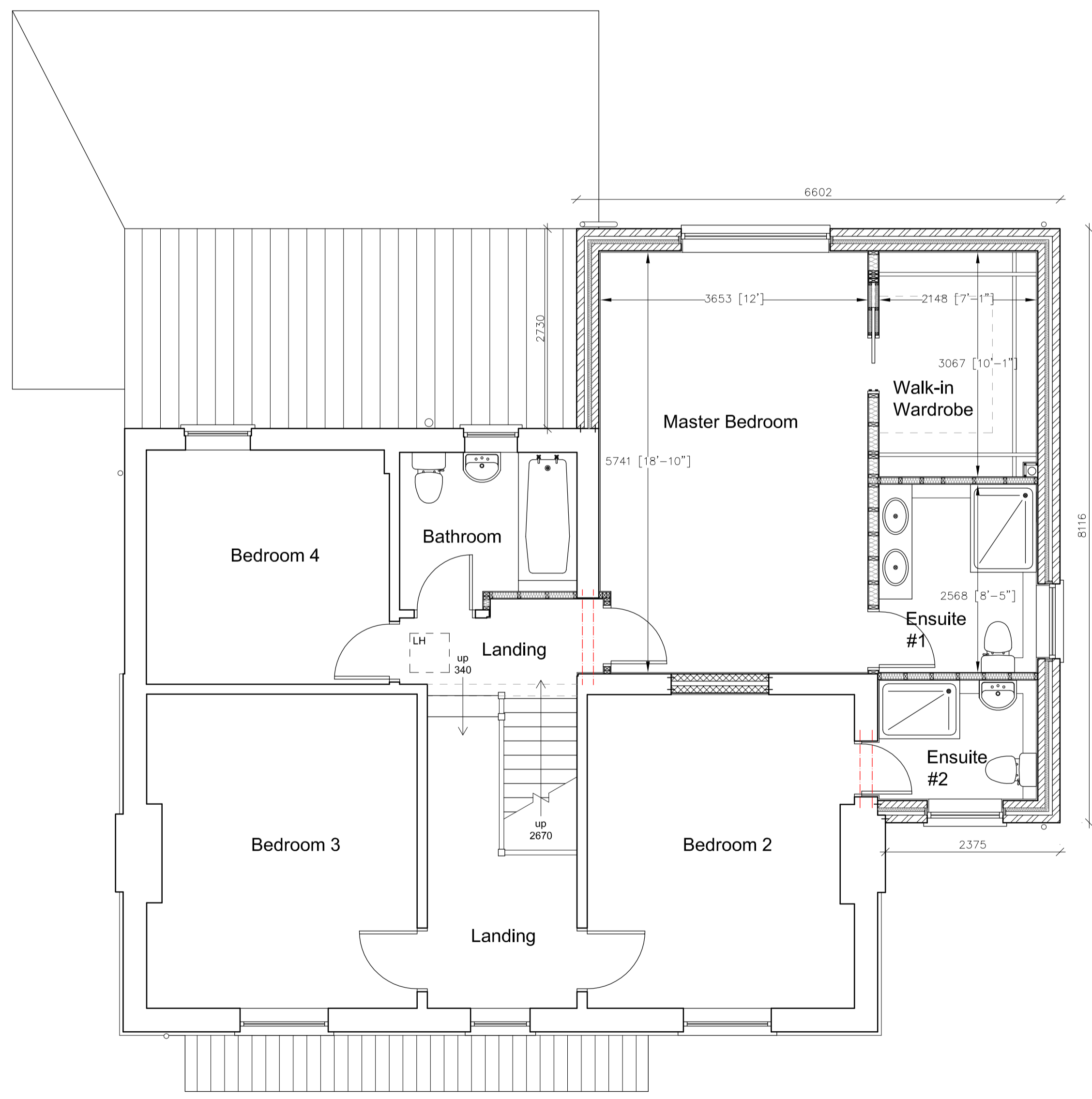
SIDE (SOUTH) ELEVATION
Scale 1:100 @ A1



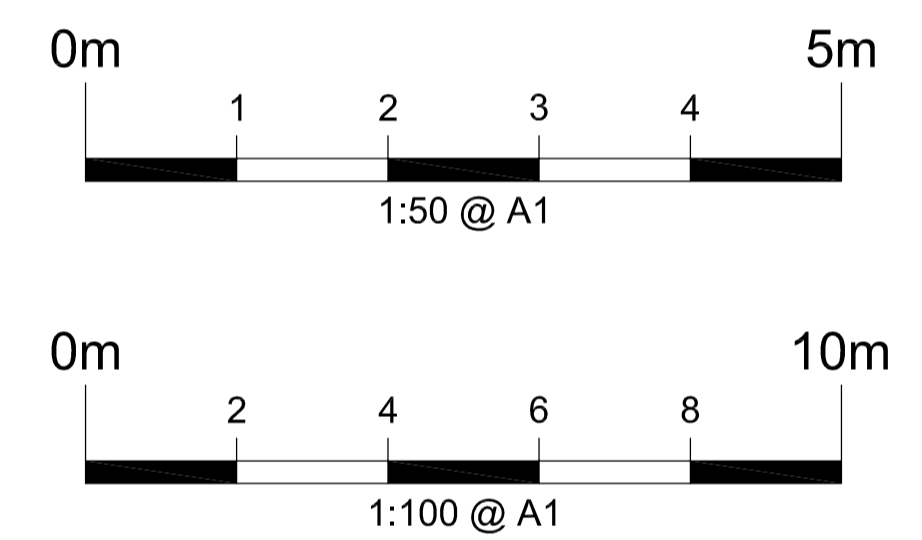
REAR (EAST) ELEVATION
Scale 1:100 @ A1



GROUND FLOOR LAYOUT
Scale 1:50 @ A1



FIRST FLOOR LAYOUT
Scale 1:50 @ A1



Rev.	Date	Revisions
B	03/02/22	Planning revisions
A	24/06/21	Minor revisions



TITLE
Mr. & Mrs. Felice,
"Mayhill",
14 Tewkesbury Road,
Gloucester,
GL2 9DS.

DESCRIPTION
Proposed Extension
Layouts and Elevations
As Proposed

DATE	SCALE
June 2021	As noted @ A1
DRAWN	CHECKED
MCH	---

A335P/225 - 02 Rev. B

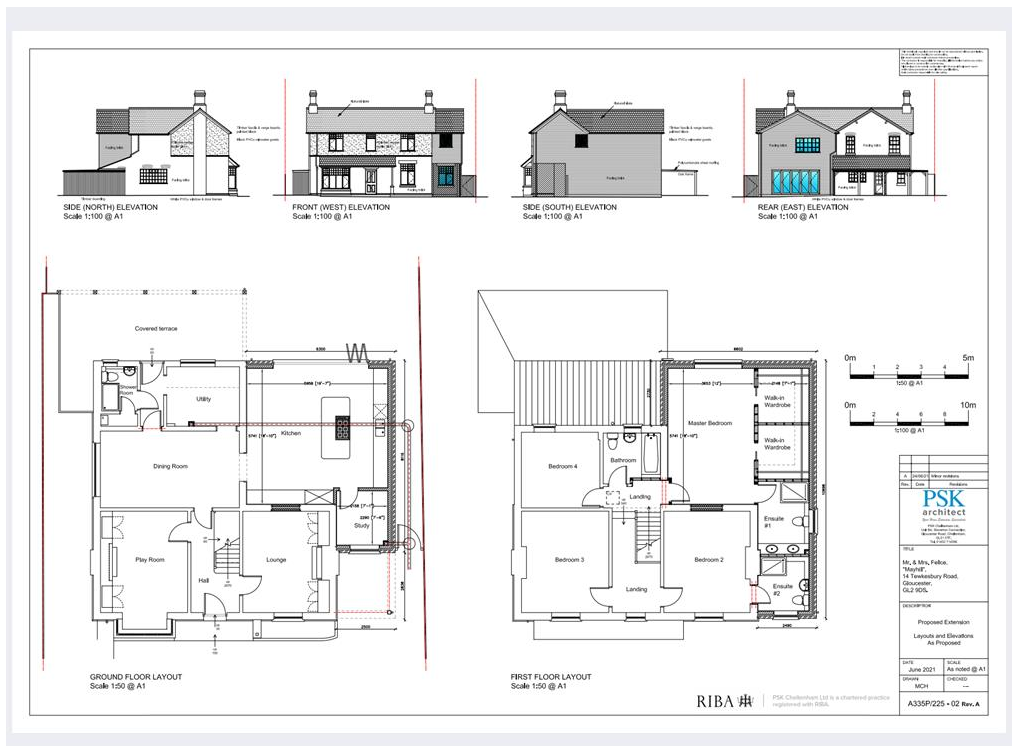


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Flood Risk Assessment

14 Tewkesbury Road, Gloucester, GL2 9DS

LPA Ref.: 21/00782/FUL



1.0 Introduction and policy context

In accordance with national planning policy on flooding and flood risk, the following Flood Risk Assessment (FRA) has been prepared in support of a householder planning application (LPA Ref. 21/00782/FUL) seeking planning permission for development described *as a side and rear two-storey extension to an existing residential property* at 14 Tewkesbury Road Gloucester GL2 9DS.

Paragraphs 158-169 of the National Planning Policy Framework “the Framework”, revised in July 2021, set out national planning policy in relation to flood risk.

Paragraph 168 of the Framework states that applications for some minor development and changes of use⁵⁶ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments. Footnotes to this paragraph state that: a) Flood Risk Assessment should accompany all development in Flood Zones (FZ’s) 2 and 3 and b) certain types of minor development, including householder development, are exempt from either the Sequential Test or Exception Test.


Table 2: Flood Risk Vulnerability Classification in the Flood Risk and Coastal Change Planning Practice Guidance, categorises different types of development according to their vulnerability to flood risk. Table 3: Flood risk vulnerability and flood zone ‘compatibility’, in the Flood Risk and Coastal Change Planning Practice Guidance, maps these vulnerability classes against the flood zones to indicate where development is appropriate and where development should not be permitted. Residential development is categorised as ‘More Vulnerable’ and compatible with FZ2.

For minor extensions in FZ2 or FZ3, the Planning Practice Guidance states that the Environment Agency’s standing advice is to be followed in the preparation of FRA’s.

2.0 Application site

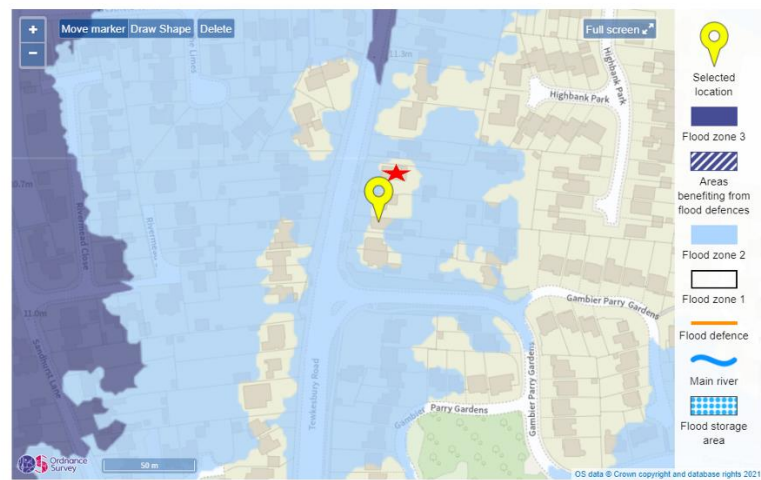
The application site is situated within FZ1/FZ2 of the EA Flood Map for Planning. The footprint of the existing dwelling is wholly within FZ1. The footprint of the proposed side and rear extension would be within FZ1. Parts of the site falling within FZ2 are restricted to garden land to the front of the elevation, the vehicular entrance from the A38 and parts of the rear garden area (See Figures 1 and 2).

Likelihood of flooding in this area

You can move the marker  on the map to identify a specific location. Alternatively draw a shape to identify an approximate site boundary.

[▶ How to draw a shape](#)

[Download printable map \(PDF\)](#)



Figures 1 and 2 – Application site location on EA Flood Zone Map For Planning

The site has been surveyed by Rock Surveying Ltd. (see Figure 3), with the lowest level recorded at **12.16m AOD**. This is a higher level than other properties in the vicinity of the site that are also within FZ2. Finished floor levels (ffl's) of the existing property were surveyed at **12.29m AOD**.


Project Location: 14 Tewkesbury Rd, Longford, Gloucester GL2 9PG			
Client: Thorn Homes			
Date surveyed: 27.10.2021		Project ref: 14 Tewkesbury Rd, Longford, Gloucester GL2 9	
Position No	Level	Description	
1	12.23	Building Corner	
2	12.24	Building Corner	
3	12.16	Building Corner	
4	12.19	Building Corner	
5	12.29	Floor Level	
6	12.29	Floor Level	
7	12.21	Concrete Paving	

Figure 3 – Survey Levels 14 Tewkesbury Road, GL2 9DS

3.0 Relevant FRA's

Previous FRA's submitted for application sites within the vicinity of the application site have demonstrated that areas within FZ2 can be considered to fall within FZ1.

The FRA submitted for a development proposal at a neighbouring site 14 Tewkesbury Road, GL2 9DS (LPA Ref. 20/00149/FUL | Proposed new dwelling on land at the rear of 12 Tewkesbury Road including associated access and parking. (Resubmission) demonstrated that the site, although showing within FZ, was for all intents and purposes within FZ1. Comments from the Drainage Officer were as follows:

I agree with the content and conclusion of the flood risk assessment in that the site can actually be classified as flood zone 1. As such, the sequential test is not required. Similarly, the exception test does not need to be addressed. Given the proximity to the flood zone, I would recommend that the finished floor level is set no lower than 300 mm above existing ground level. The planning officer should assess whether this has any implications on the impact of the scaling / bearing of the dwelling.

Condition 12: In accordance with the approved plans, the dwelling hereby approved shall be constructed 300mm above existing ground level.

Levels across the application site were measured, with **11.55m AOD** recorded as the lowest level. In accordance with Condition 12 of the permission, the ffl's for the proposed development **11.85m AOD**, **310mm** below the lowest level recorded on the application site.

4.0 Flood risk probability and mitigation

LIDAR dated extracted models the most severe flood event (1:1000 year Fluvial/2 Year Tidal) at **11.41mAOD**. The site lies above this level and within FZ1 of the Gloucestershire Strategic FRA:

Table A: Modelled Flood Levels at Node LCR18

Node Ref	Modelled Flood Level (m AOD)						
	1 in 5yr Fluvial, 100yr Tidal	1 in 5yr Fluvial, 200yr Tidal	1 in 5yr Fluvial, 1000yr Tidal	1 in 100yr Fluvial, 2yr Tidal	1 in 100yr Fluvial, 2yr Tidal (+CC)	1 in 200yr Fluvial, 2yr Tidal	1 in 1000yr Fluvial, 2yr Tidal
LCR18	10.43	10.45	10.51	10.80	11.09	10.89	11.41

Source: River Severn Tidal model produced in 2007 using ISIS 1D provided by the Environment Agency.

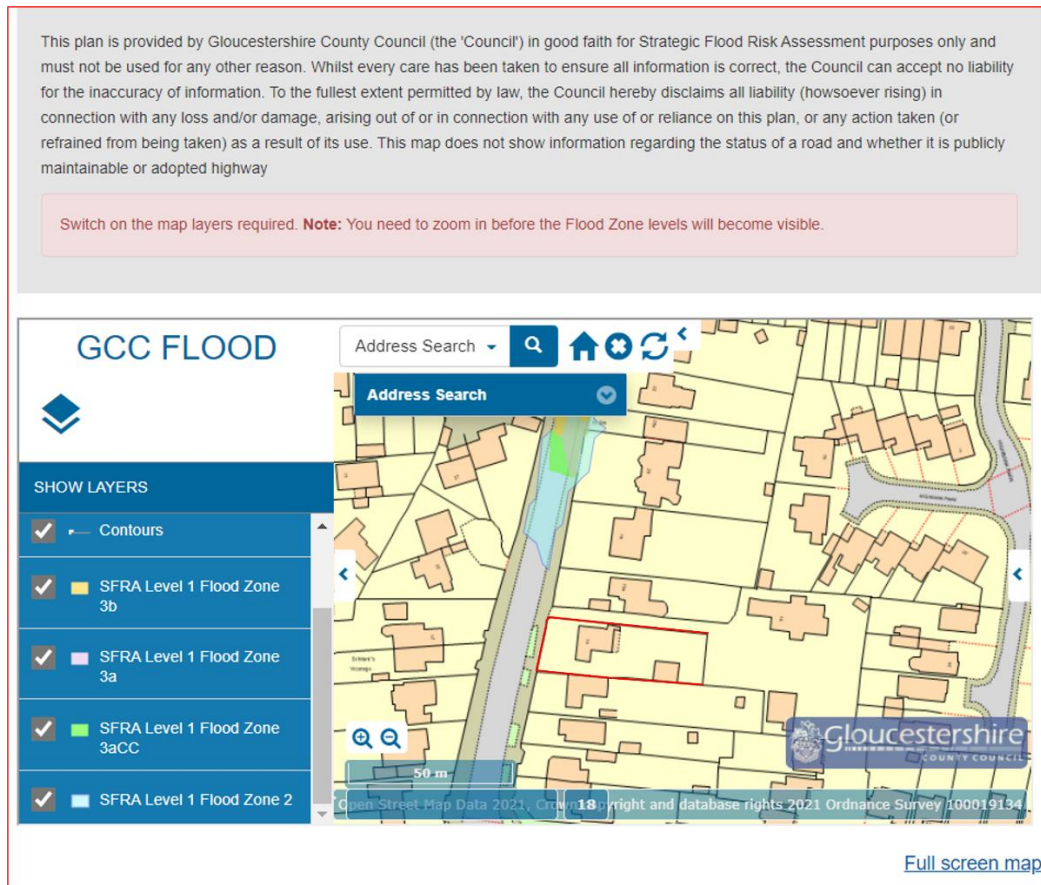


Figure 4 -

Existing finished floor levels at the application site are higher than the modelled flood levels for the worst flood event. Existing AOD levels for the site are above recommended ffl's referenced in a recent planning permission on a neighboring site. The entire application site is within FZ1 of the Gloucester SFRA and within FZ1/FZ2 of the EA Flood Risk for Mapping.

It is considered therefore that the flood risk probability of the proposed dwelling is negligible, if finished floor levels are set no lower than existing floor levels, which can be established by way of a suitably-worded planning condition.