

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="31"/>            |
| Suffix         | <input type="text"/>                       |
| Property name  | <input type="text"/>                       |
| Address line 1 | <input type="text" value="Harleys Field"/> |
| Address line 2 | <input type="text"/>                       |
| Address line 3 | <input type="text"/>                       |
| Town/city      | <input type="text" value="Gloucester"/>    |
| Postcode       | <input type="text" value="GL4 4RN"/>       |

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

|              |                                     |
|--------------|-------------------------------------|
| Easting (x)  | <input type="text" value="385793"/> |
| Northing (y) | <input type="text" value="217286"/> |

Description

**2. Applicant Details**

|                |  |
|----------------|--|
| Title          | <input type="text" value="MR"/>                |
| First name     | <input type="text" value="TREVOR"/>            |
| Surname        | <input type="text" value="LARGE"/>             |
| Company name   | <input type="text"/>                           |
| Address line 1 | <input type="text" value="31, Harleys Field"/> |
| 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): | BRICK, RENDER |
| Description of proposed materials and finishes:            | RENDERED      |

## 5. Materials

|  |                     |
|--|---------------------|
| Roof   |                     |
| Description of existing materials and finishes (optional): | TILED               |
| Description of proposed materials and finishes:            | TILED AND 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:            | UPVC DOUBLE GLAZED |

|  |           |
|--|-----------|
| 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): | N/A |
| Description of proposed materials and finishes:            | N/A |

|  |            |
|--|------------|
| 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:  
TL-31HF-A-G-001  
TL-31HL-A-G-002A

## 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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or  
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

## 12. Ownership Certificates and Agricultural Land Declaration

|                                   |             |
|-----------------------------------|-------------|
| Name of Owner/Agricultural Tenant |             |
| Number                            | 2           |
| Suffix                            |             |
| House Name                        |             |
| Address line 1                    | GREBE CLOSE |
| Address line 2                    | ABBEYDALE   |
| Town/city                         | GLOUCESTER  |
| Postcode                          | GL44XL      |
| Date notice served (DD/MM/YYYY)   | 05/01/2022  |

### Person role

The applicant

The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

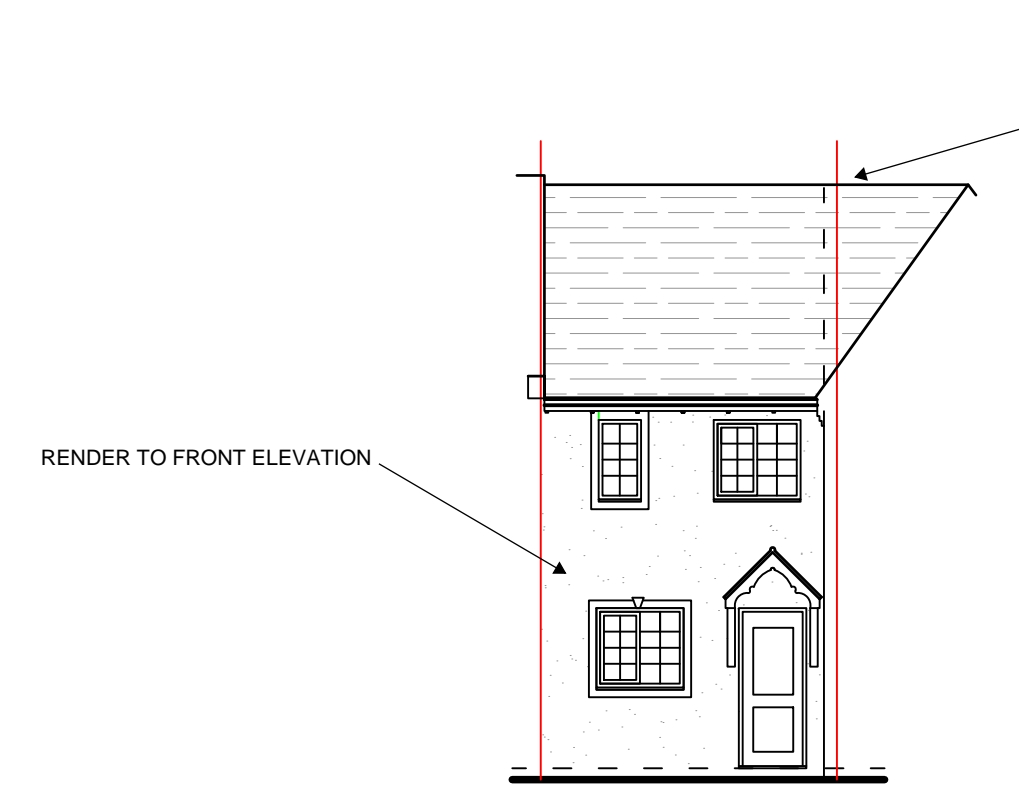
Declaration made

## 13. Declaration

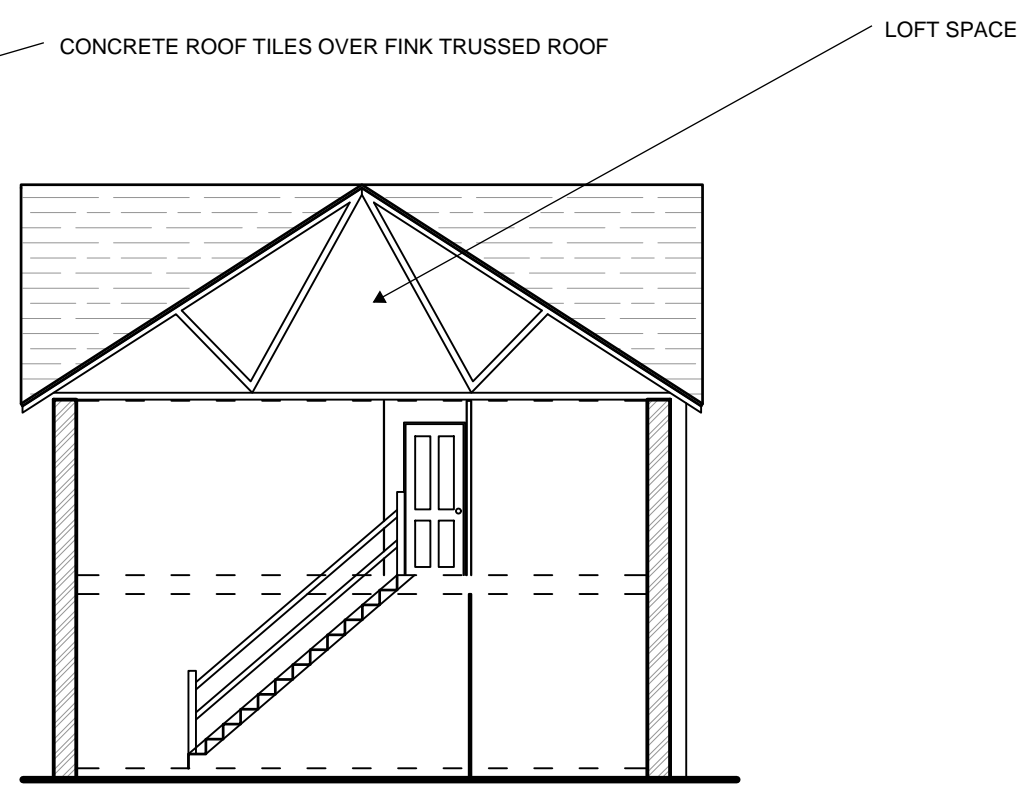
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

- 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.

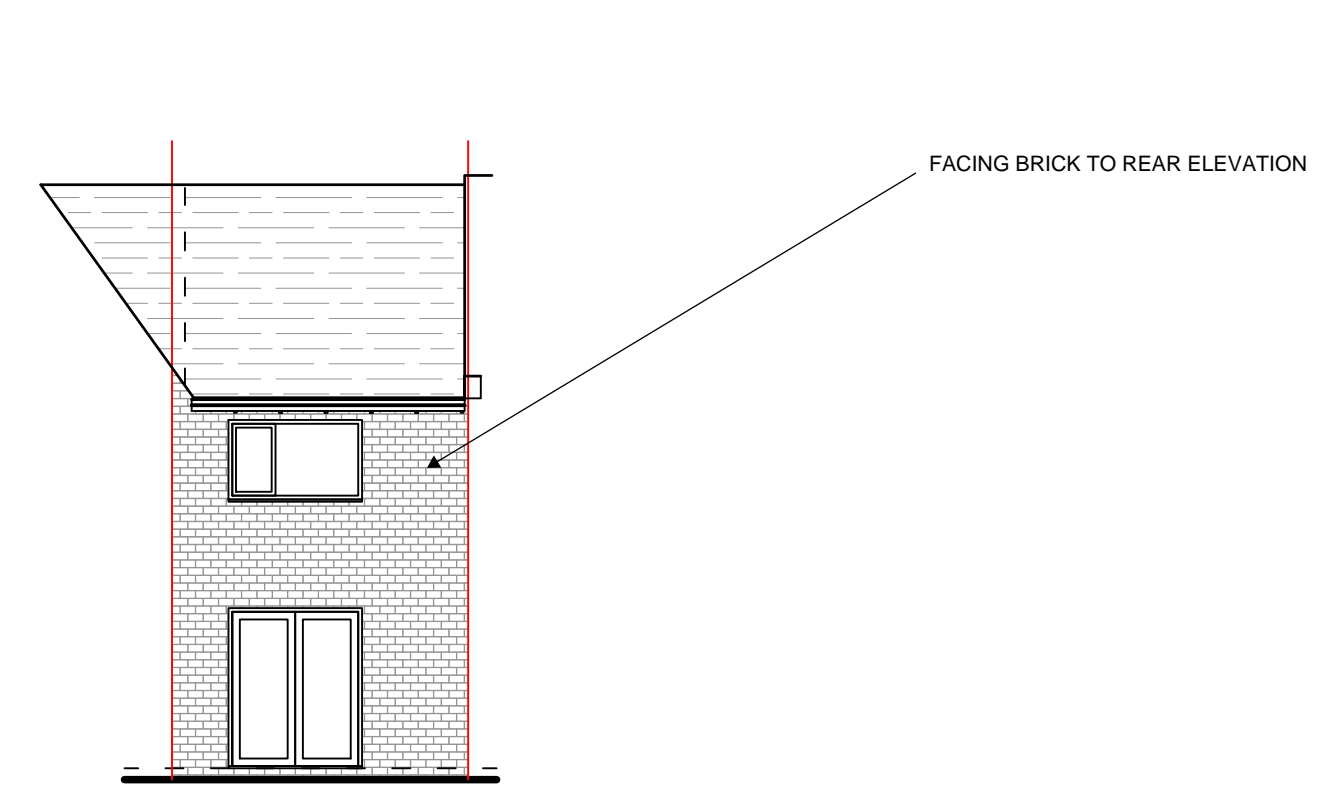


FRONT ELEVATION - 1:100



ELEVATION ON A SECTION A - A - 1:100

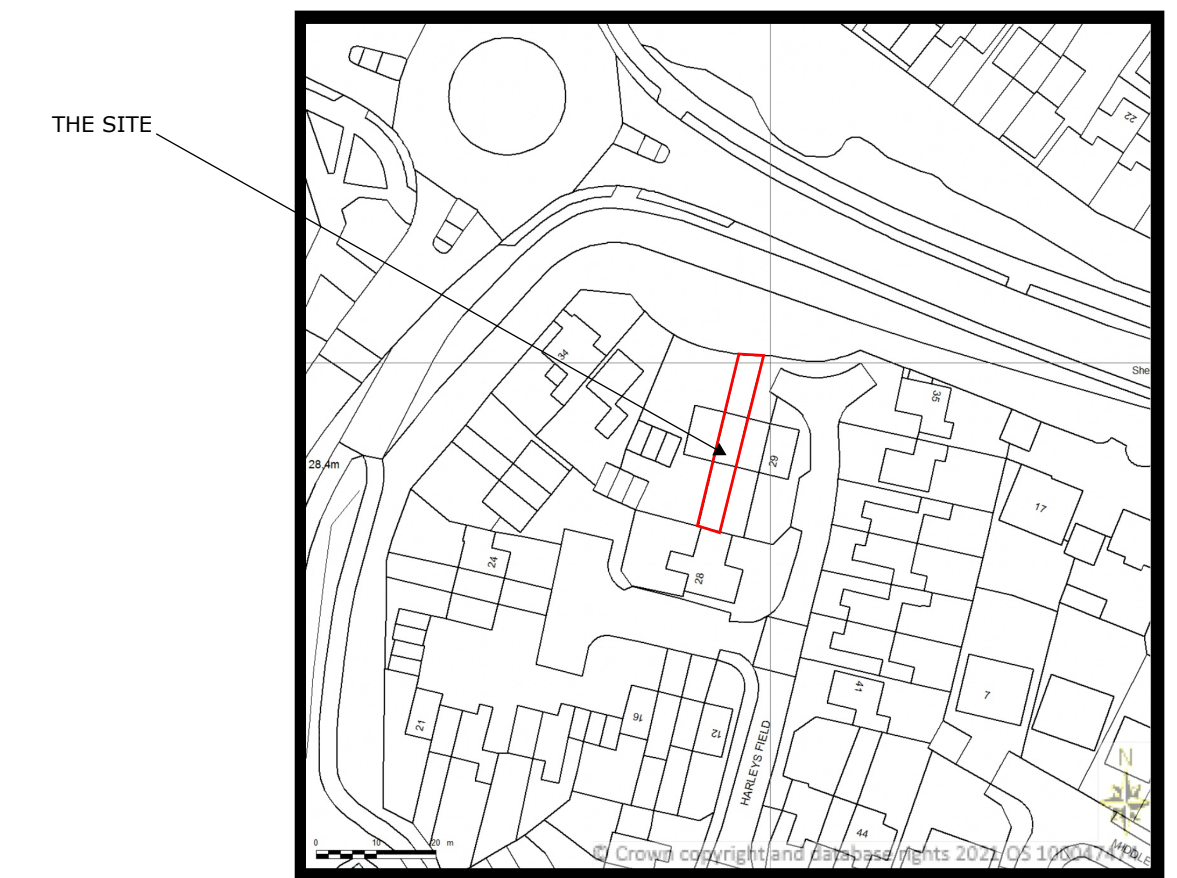
OPPOSITE ELEVATION IDENTICAL BUT HANDED



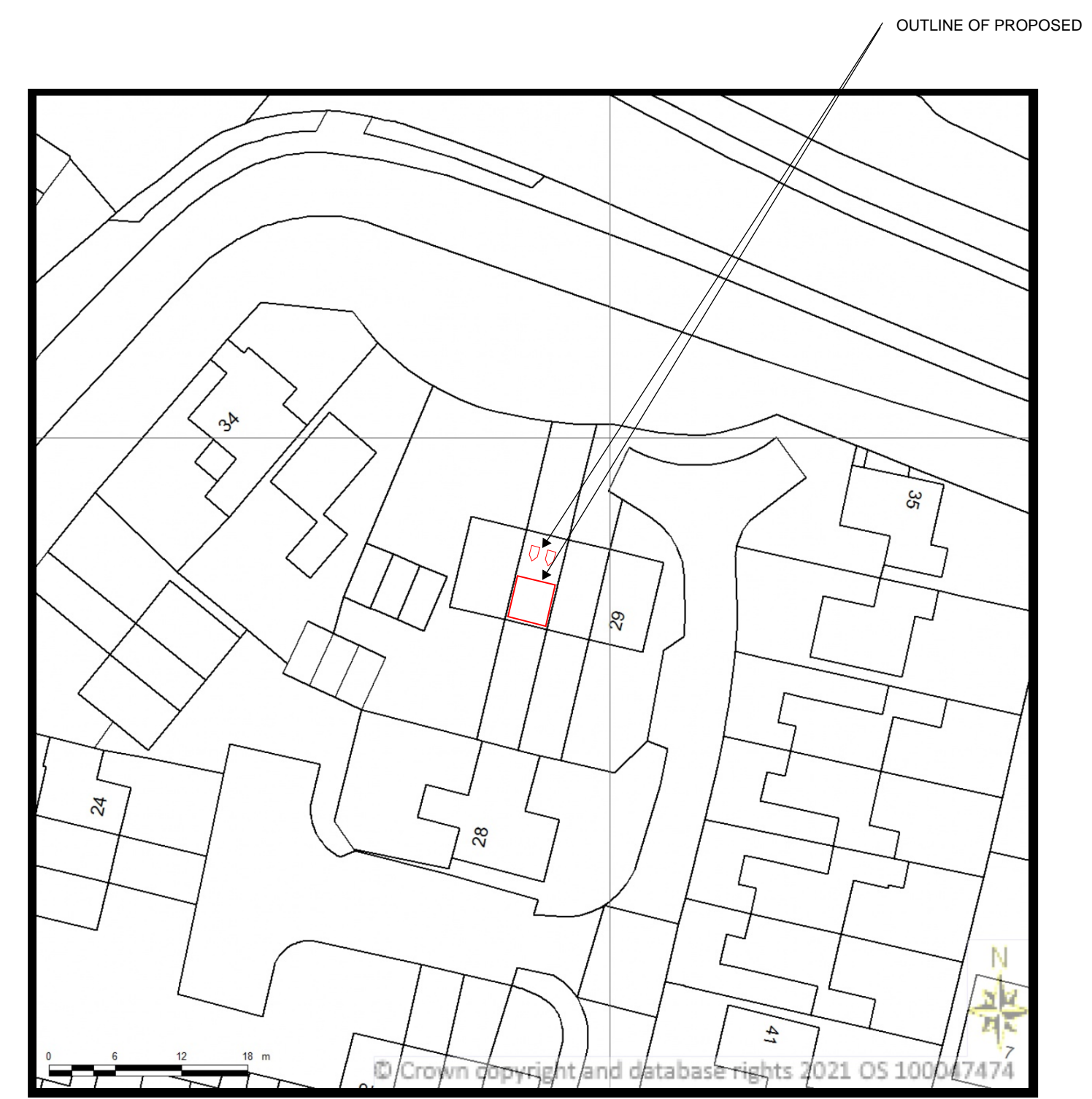
REAR ELEVATION - 1:100

FACING BRICK TO REAR ELEVATION

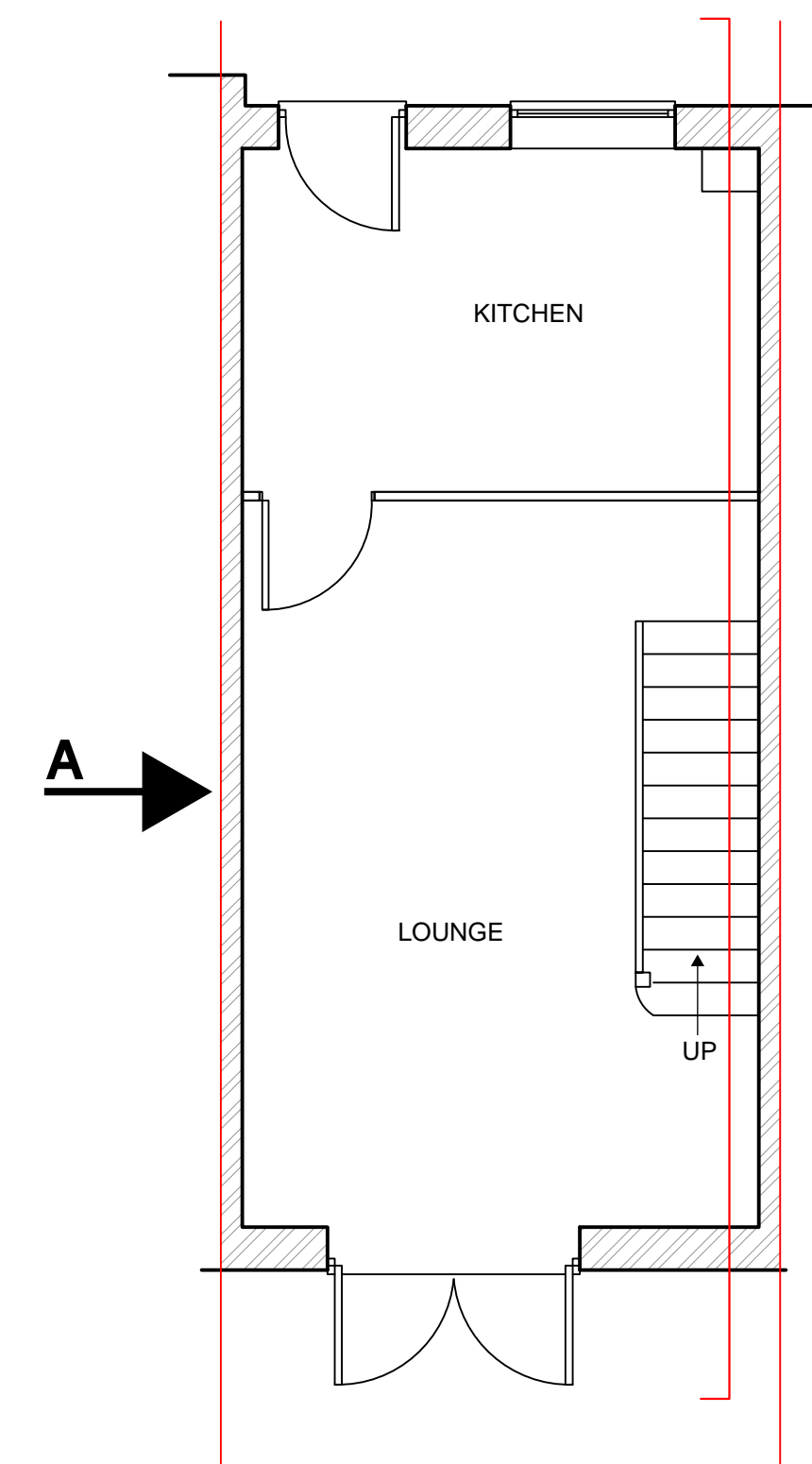
THIS BAR SHOULD SCALE 5M @ 1:100



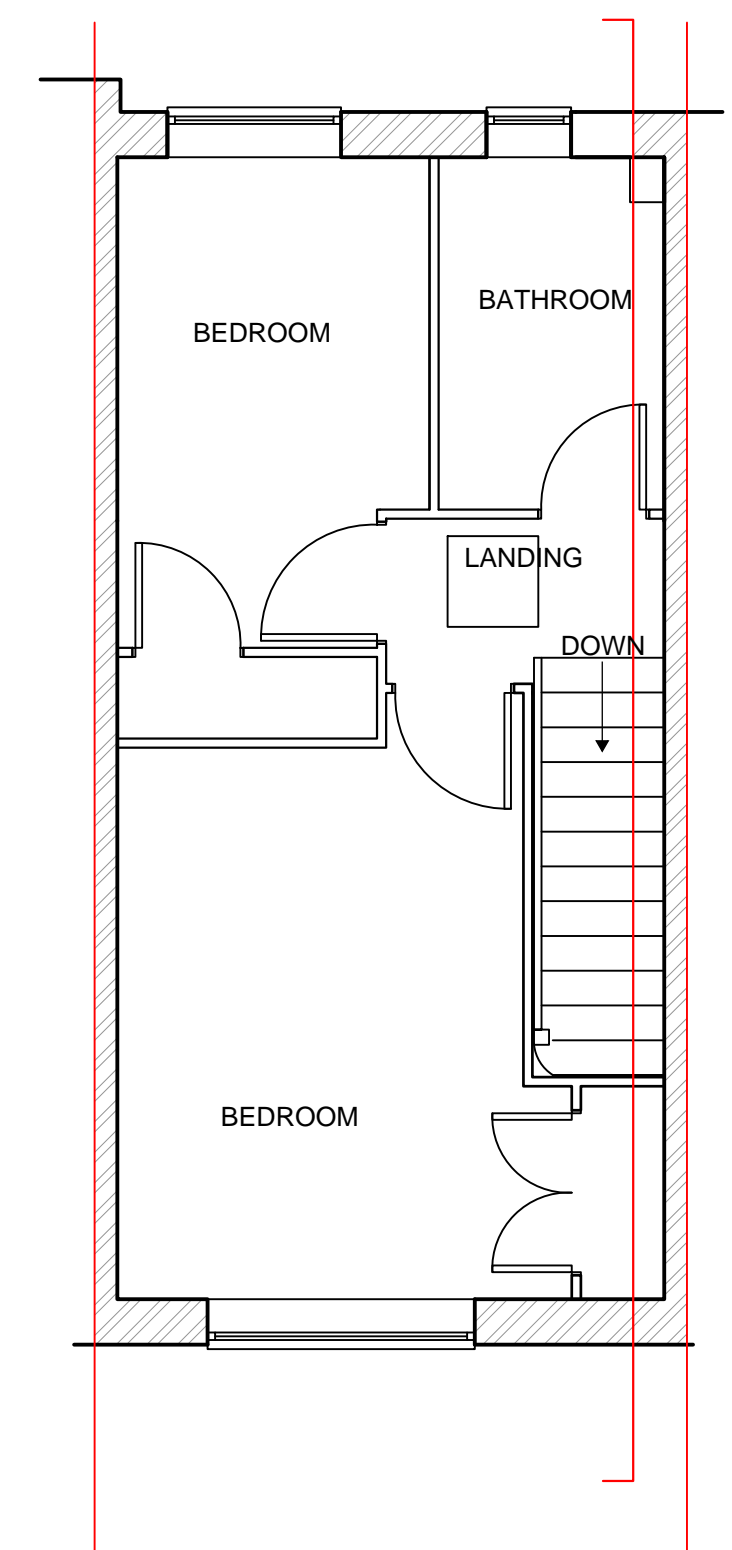
SITE LOCATION PLAN 1:1250



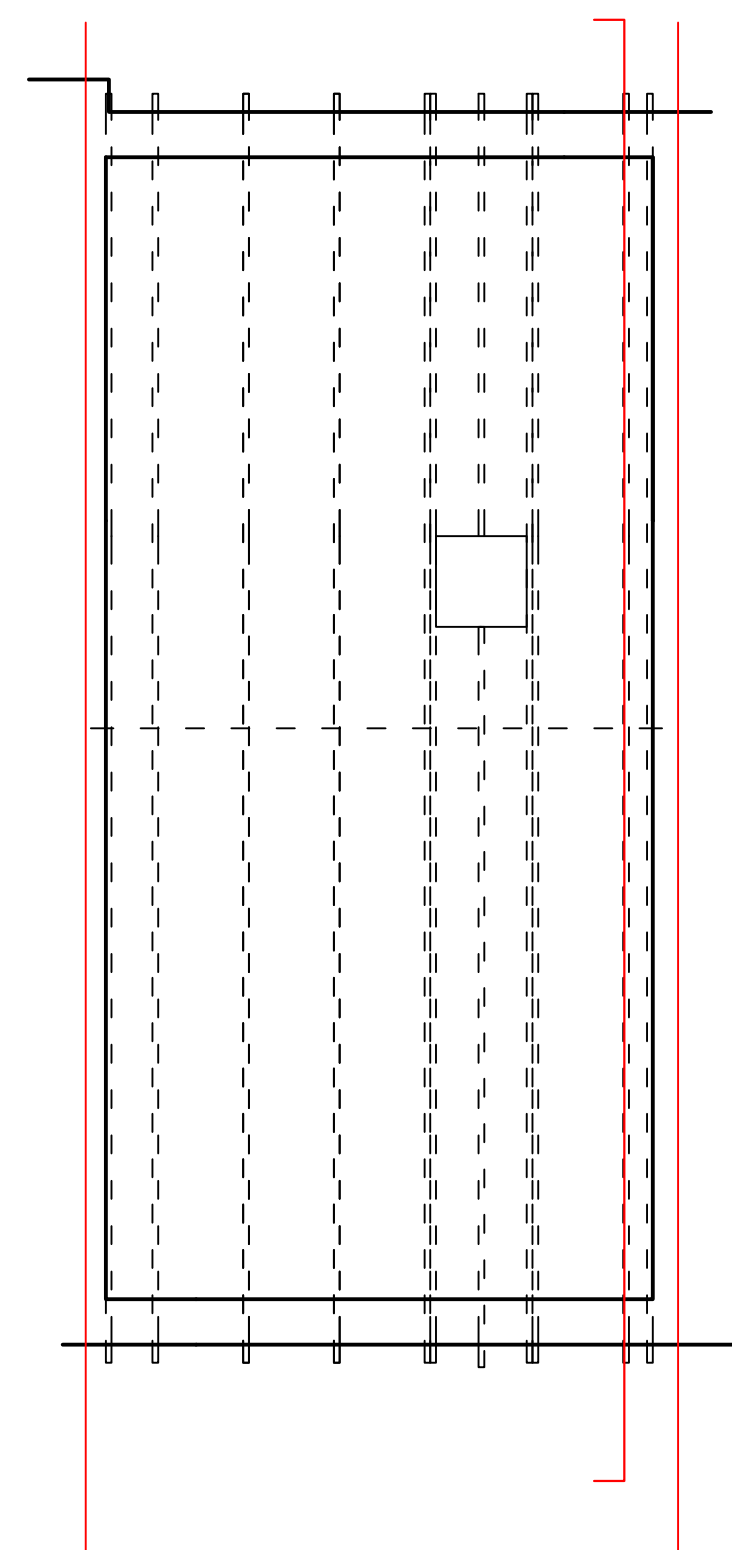
BLOCK PLAN PROPOSED 1:500



AS EXISTING GROUND FLOOR PLAN - 1:50



AS EXISTING FIRST FLOOR PLAN - 1:50



AS EXISTING LOFT FLOOR PLAN - 1:50



BLOCK PLAN EXISTING 1:500

THIS BAR SHOULD SCALE 5M @ 1:50

REV A: BLOCK PLANS AMENDED, FEB 2022

CLIENT/PROJECT:  
MR T LARGE  
PROPOSED LOFT CONVERSION, 31 HARLEYS FIELD, ABBEYMEAD, GLOUCESTER GL44RN

TITLE:  
AS EXISTING PLANS AND ELEVATIONS INCLUDING SITE LOCATION AND BLOCK PLAN

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

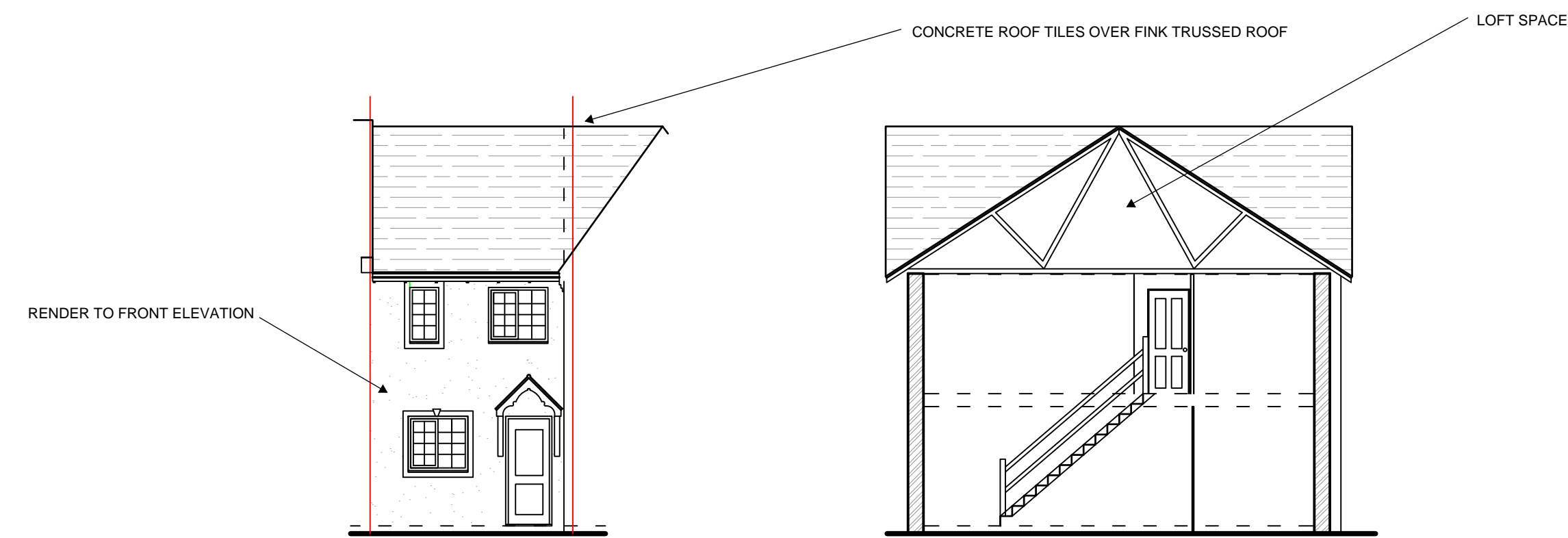
DATE:  
NOV 2021

TL-31HF-A-G-001A

FOR PLANNING ONLY



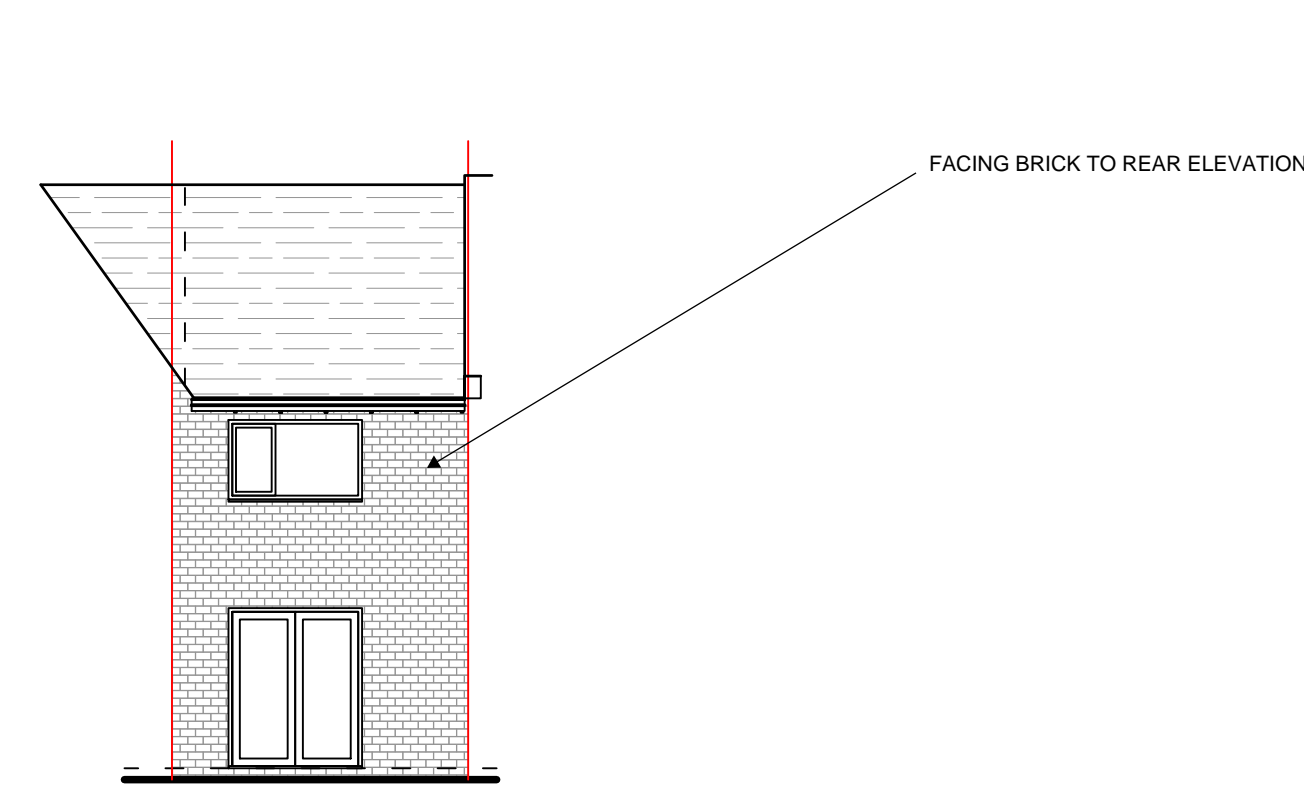
- NOTES
- 1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION. (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)
  - 2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS
  - 3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS
  - 4) ALL WORKS 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 SECTION A - A - 1:100

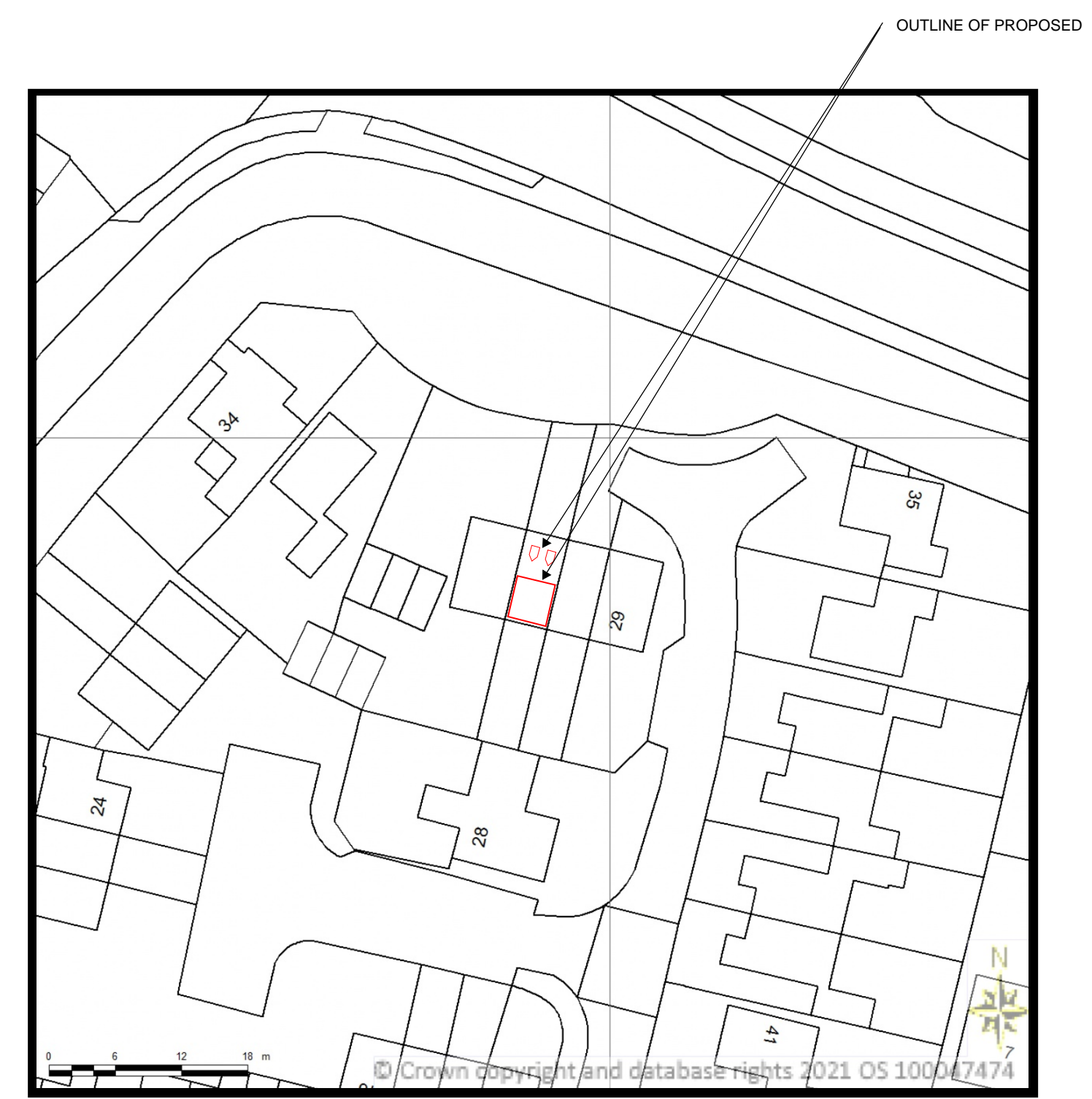
THIS BAR SHOULD SCALE 5M @ 1:100



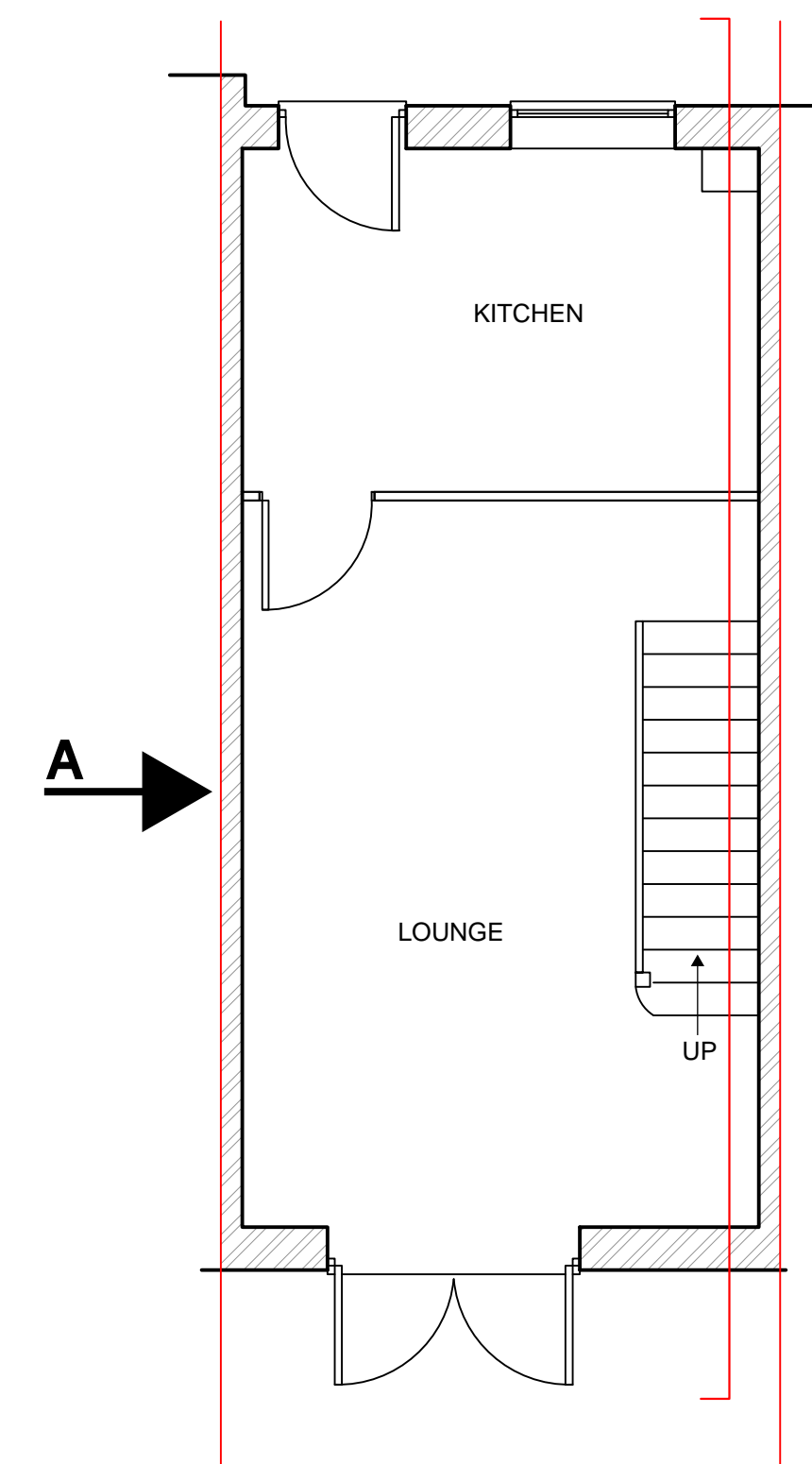
REAR ELEVATION - 1:100



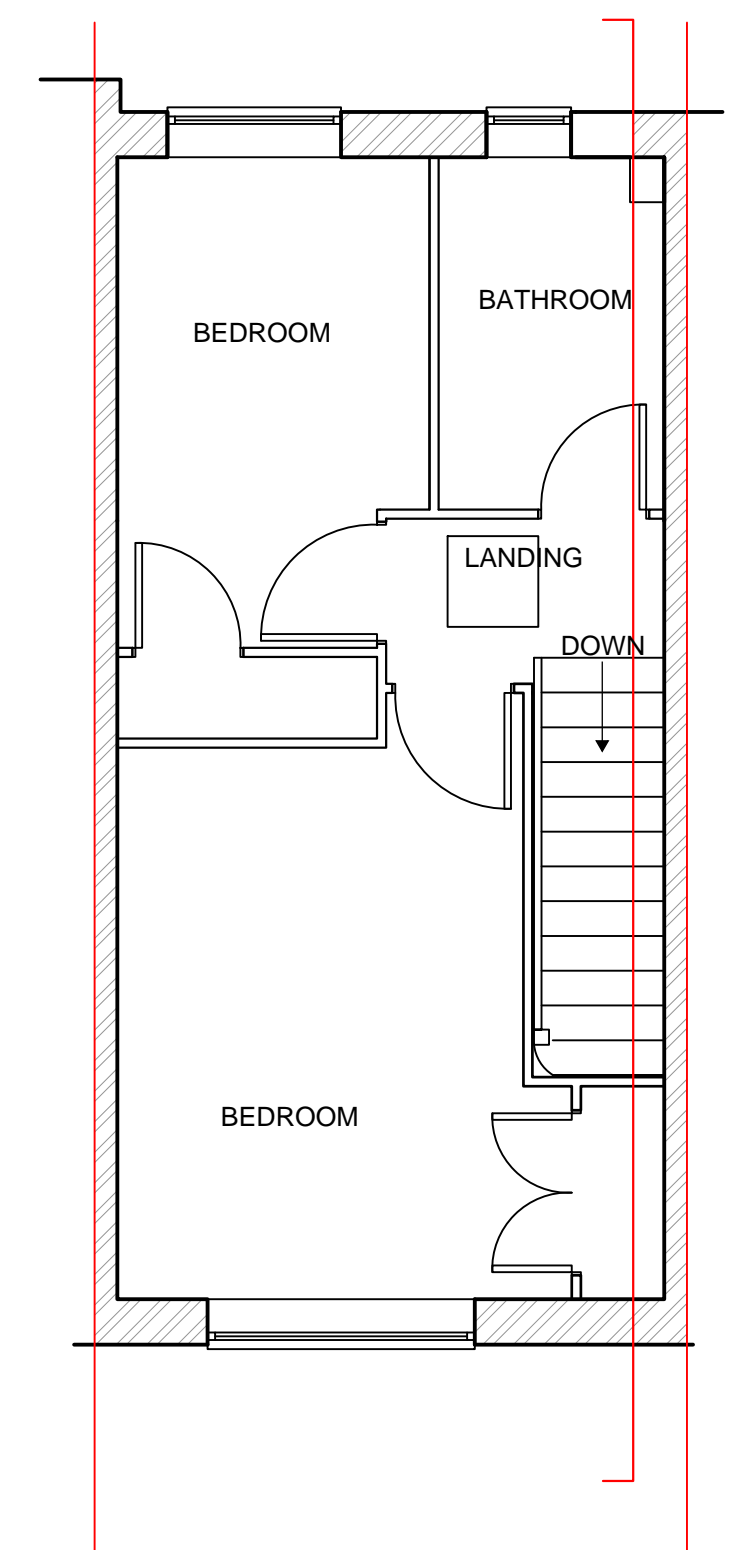
SITE LOCATION PLAN 1:1250



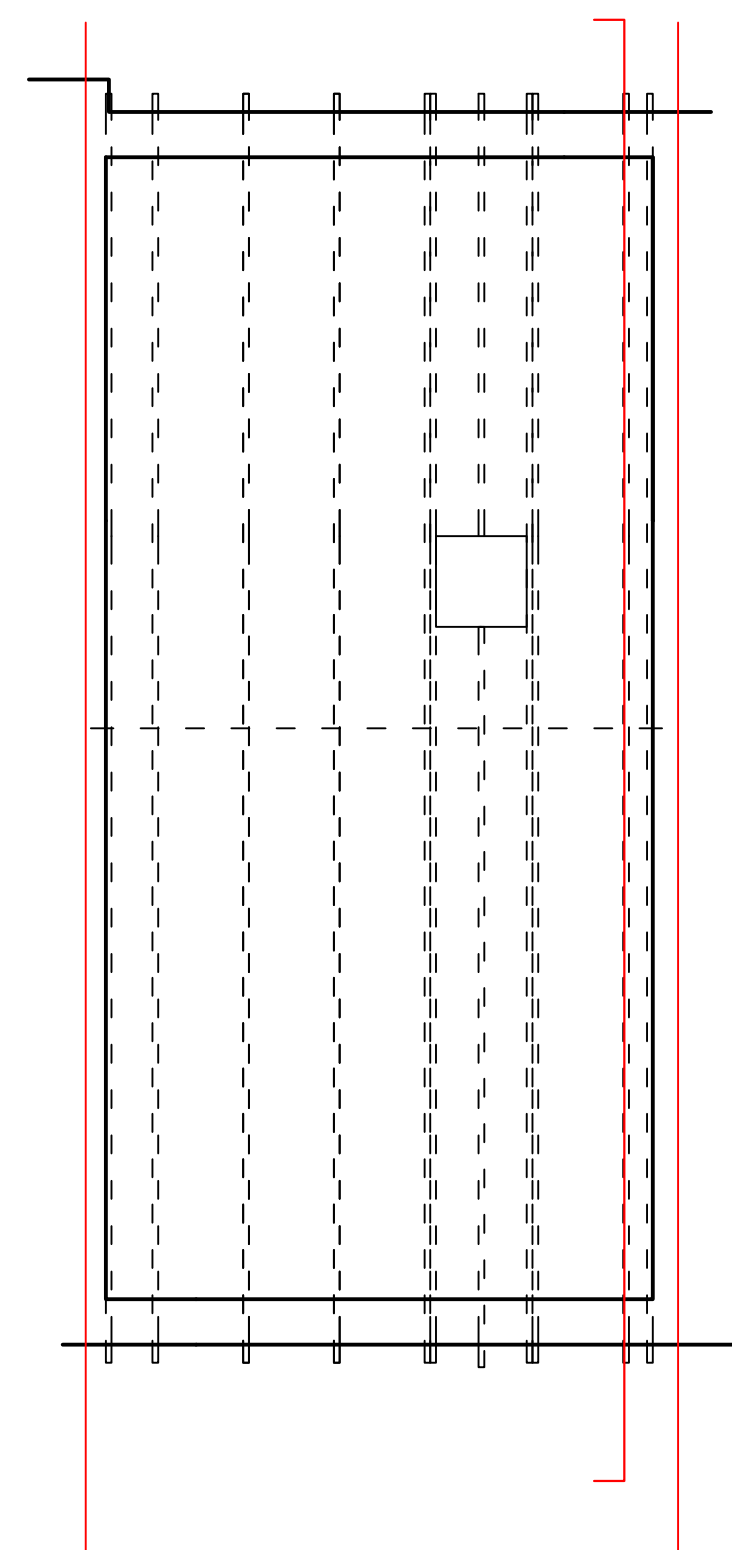
BLOCK PLAN 1:500



AS EXISTING GROUND FLOOR PLAN - 1:50



AS EXISTING FIRST FLOOR PLAN - 1:50



AS EXISTING LOFT FLOOR PLAN - 1:50

THIS BAR SHOULD SCALE 5M @ 1:50

FOR PLANNING ONLY

**HOMEPLAN**  
DRAFTING SERVICES

ARCHITECTURE PLANNING DESIGN

---

**CLIENT/PROJECT:**  
MR T LARGE  
PROPOSED LOFT CONVERSION, 31 HARLEYS FIELD,  
ABBEYMEAD, GLOUCESTER GL44RN

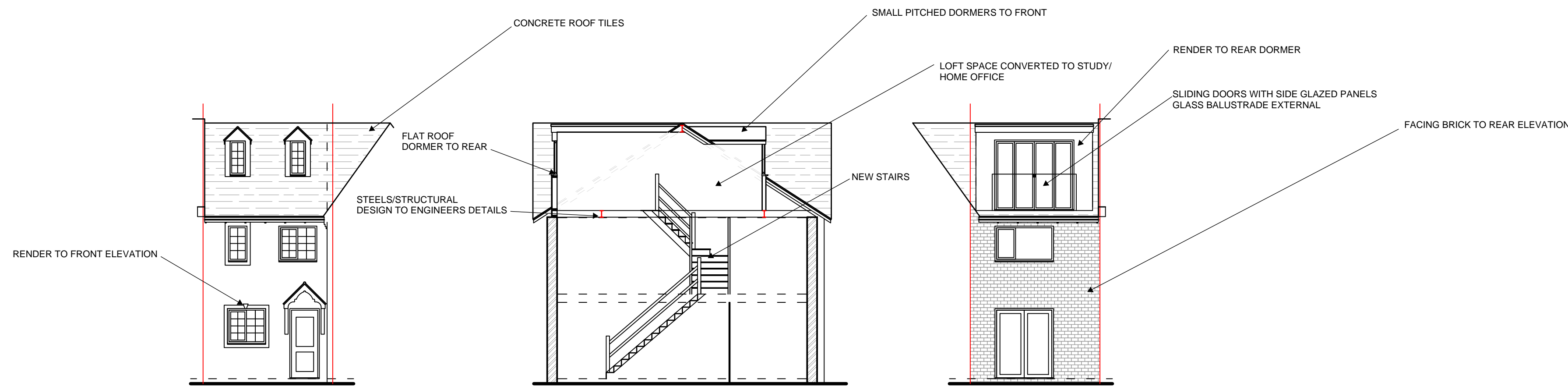
**TITLE:**  
AS EXISTING PLANS AND ELEVATIONS INCLUDING SITE  
LOCATION AND BLOCK PLAN

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

**DATE:**  
NOV 2021

TL-31HF-A-G-001





FRONT ELEVATION - 1:100

ELEVATION ON A SECTION A - A - 1:100

REAR ELEVATION - 1:100

THIS BAR SHOULD SCALE 5M @ 1:100

OPPOSITE ELEVATION IDENTICAL BUT HANDED

**UPGRADE OF PITCHED ROOF**  
(imposed load max 0.75 kN/m<sup>2</sup> - dead load max 0.75 kN/m<sup>2</sup>)  
Ventiled roof - pitch 22-45°  
To achieve U-value 0.18 W/m<sup>2</sup>K  
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 K5 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.**

**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 1 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 1/2 depth solid noggin between joists at strap positions.

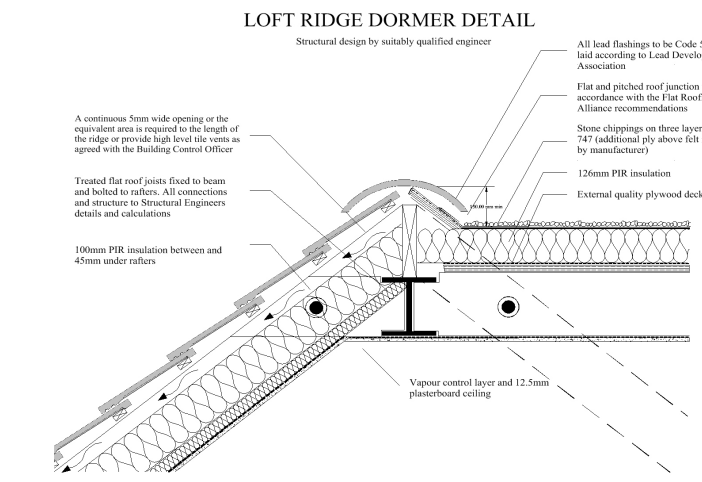
**MEANS OF ESCAPE - Fire doors**  
Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (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.

**STAIRS**  
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two rises plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.

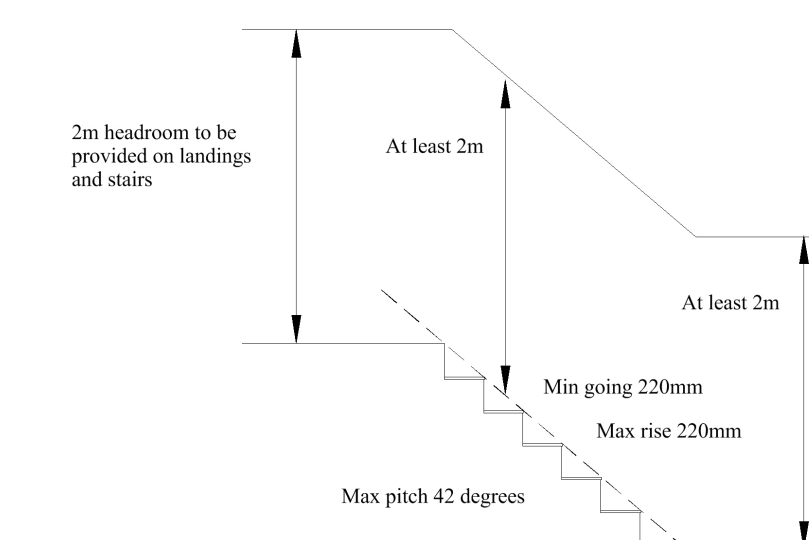
**DORMER CONSTRUCTION**  
To achieve minimum U Value of 0.28W/m<sup>2</sup>K  
Structure to engineer's details and calculations. Render finish (to comply with BS EN 13914-1:2005) - applied in 3 coats at least 20mm thick to stainless steel render lath. Render should be finished onto an approved render stop. Render lath fixed to vertical 25 x 50mm preservative treated battens to provide vented and drained cavity fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 100mm x 50mm head and sole plates and vertical studs (with noggin) at 400mm centres or to structural engineer's details and calculations. Insulation between and over studs; 60mm Celotex GA4000 between and 37.5mm Celotex PL4000 with vcl over studs.  
Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

**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/m<sup>2</sup>K. 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.

**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.

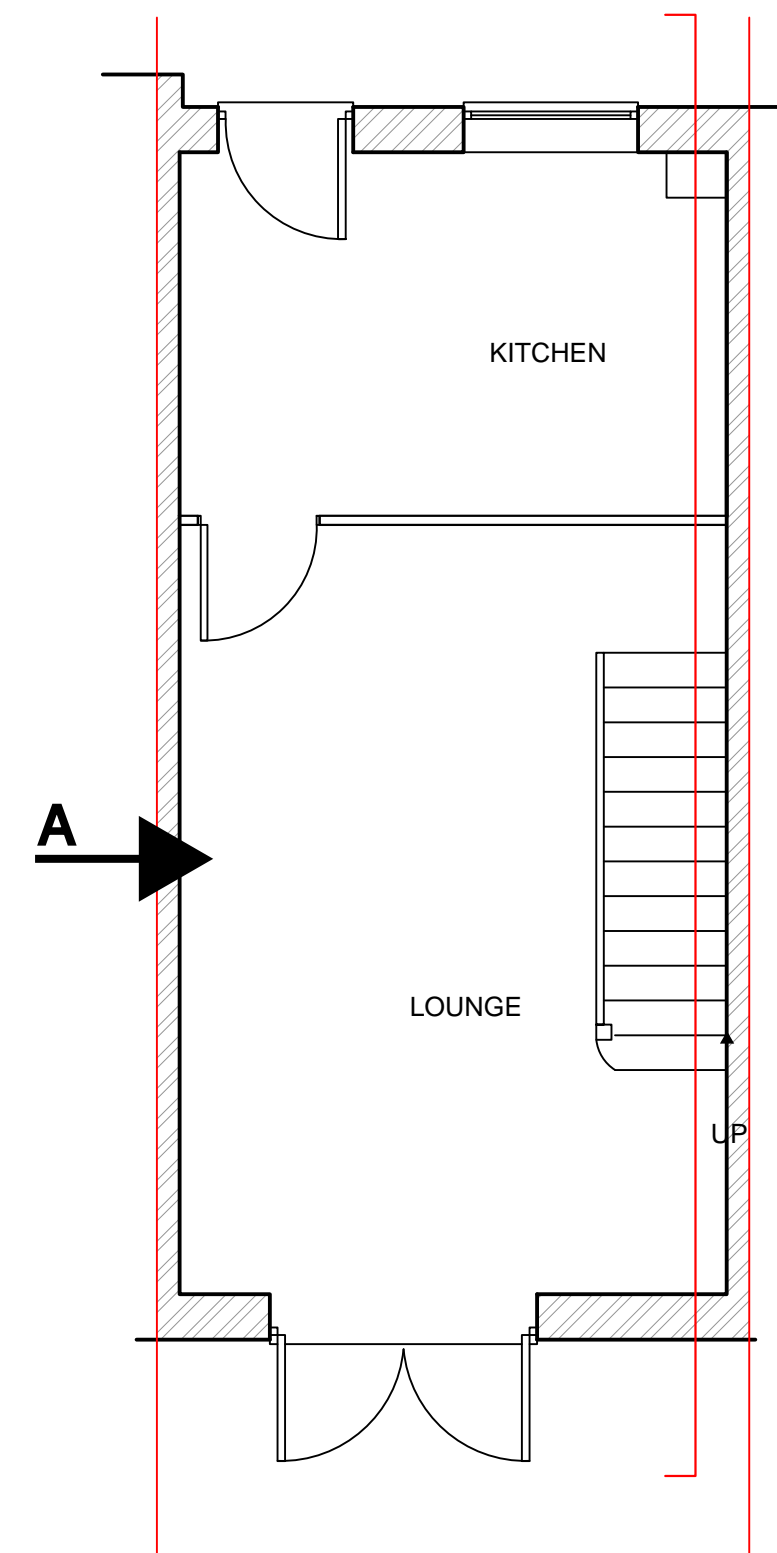


HEADROOM FOR NEW STAIRS

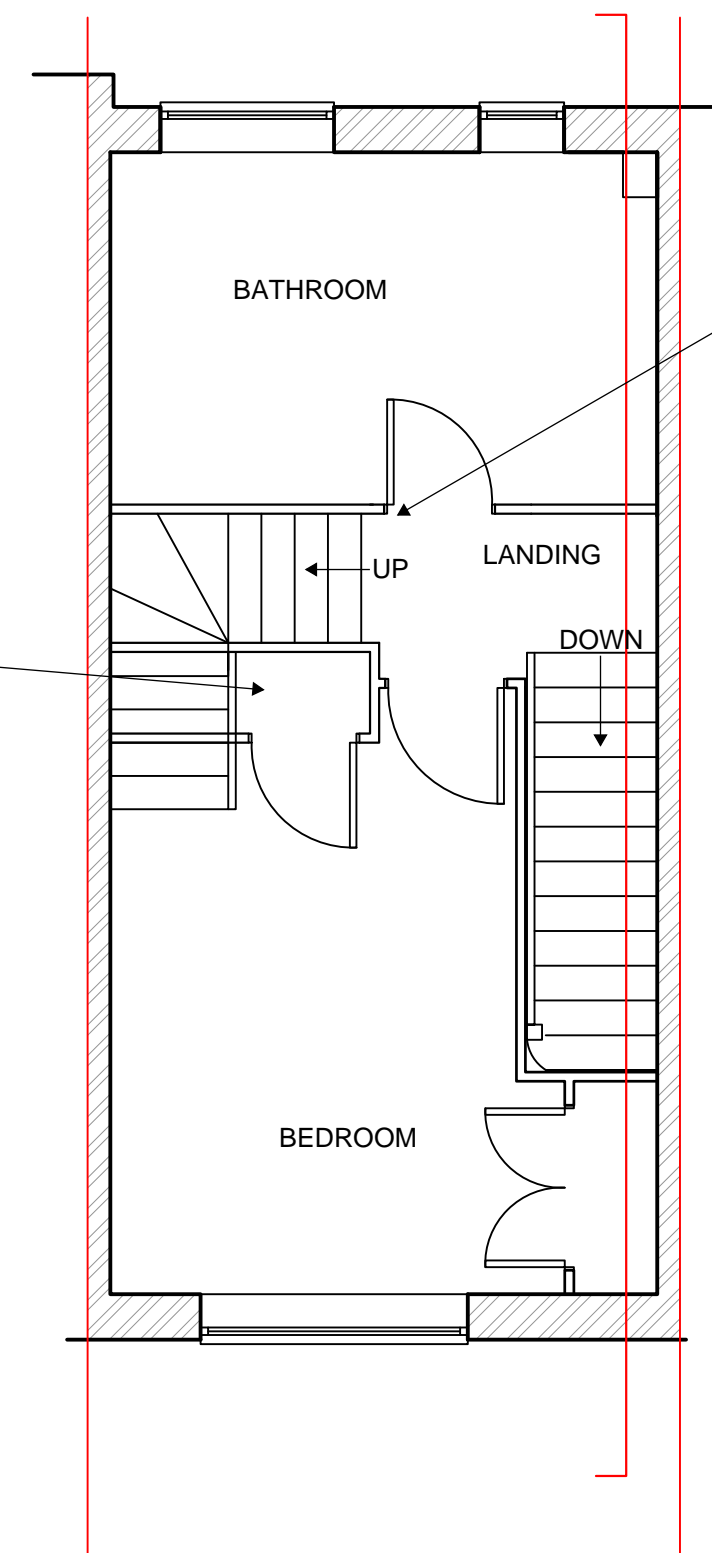


**ELECTRICAL**  
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BS1, NICEIC Certification Services 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.

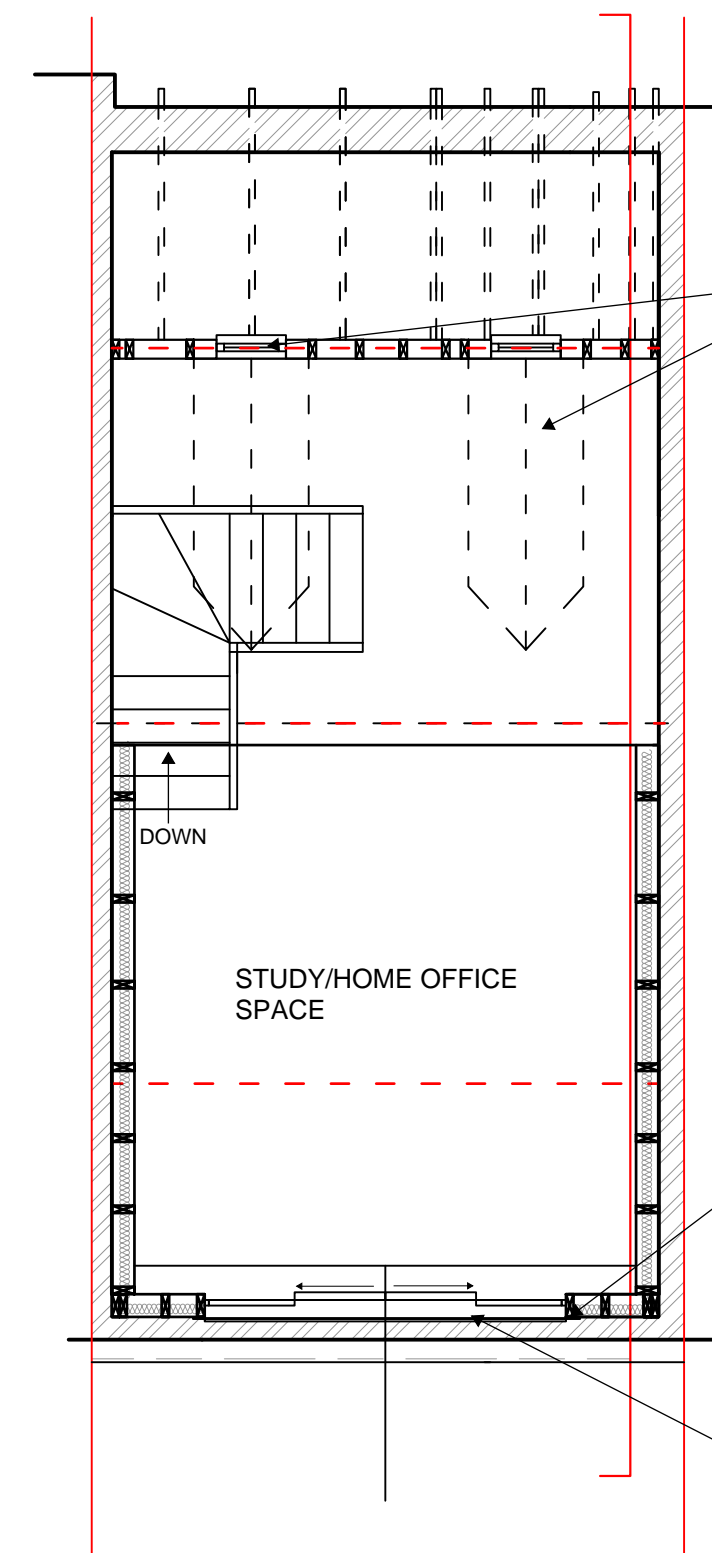
**INTERNAL LIGHTING**  
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.



AS PROPOSED GROUND FLOOR PLAN - 1:50



AS PROPOSED FIRST FLOOR PLAN - 1:50



AS PROPOSED LOFT FLOOR PLAN - 1:50

THIS BAR SHOULD SCALE 5M @ 1:50

FOR PLANNING ONLY

- 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.

REV A: REAR DORMER ALTERED, DEC 2021

**HOMEPLAN**  
DRAFTING SERVICES

ARCHITECTURE PLANNING DESIGN

**CLIENT/PROJECT:**  
MR T LARGE  
PROPOSED LOFT CONVERSION, 31 HARLEYS FIELD, ABBEYMEAD, GLOUCESTER GL44RN

**TITLE:**  
AS PROPOSED PLANS AND ELEVATIONS

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

**DATE:**  
DEC 2021

TL-31HF-A-G-002A