



**Planet Property Development Limited**

Eagle Tower  
Montpellier Parade  
Cheltenham  
Gloucestershire  
GL50 1TA

29<sup>th</sup> October 2022

Planning & Development  
Gloucester City Council  
Eastgate Management Suite  
Eastgate Street  
Gloucester  
GL1 1SS

For the attention of Hattie Parker

Dear Ms Parker

**Re: Proposed attached dwelling at land adjacent to 10 Sudgrove Park Abbeymead Gloucester following refusal of application No: 22/00368/FUL**

I was somewhat surprised & annoyed to receive your refusal of application no 22/00368/FUL without a prior consultation & an opportunity to challenge the reasons for refusal or the opportunity to amend the proposal to something that would have met with an approval.

This was particularly disappointing given amount of chasing we had to do to get the application moved forward & the numerous extensions of time that we granted you to help you out with the IT issues that you had at the time. We were more than patient with you, but it appears that we weren't afforded the professional courtesy that we would have expected.

Turning to the reasons for refusal, we have tried to find evidence in your adopted Local Plan that your council has adopted the space standard upon which you have relied for the first reason for refusal. We would welcome you pointing us in the right direction please for that evidence or an acceptance that this should not have been used as a reason for refusal. Should the Local Plan contain the adoption of the space standard then we accept that this would have been a legitimate reason for refusal. Your calculation of the internal floor area however, is flawed as we can confirm that this is 59.4m<sup>2</sup> not the 56m<sup>2</sup> you have quoted.

The second reason for refusal is particularly annoying, we have submitted numerous similar schemes to all of the other authorities in Gloucestershire & beyond and they have all accepted that due to the technical nature & cost of designing a sustainable drainage scheme that this is more appropriately dealt with by condition. This would avoid the abortive work & cost if the application failed on another issue. In my opinion, with this subject being of a technical nature it is far better dealt with at the Building Regulation stage; however, others obviously feel different.

With this new application we have amended the internal layout of the first floor the main bedroom (only bedroom now) has been increased in size & the shower room changed to an ensuite bathroom. The remaining space has been converted to a home office for remote working. We believe that should your council have adopted the space standard that this layout now complies with the technical requirements of the space standard.



We would formally request that the storm water drainage of this new application be conditioned to any approval that may follow.

I trust the contents of this letter are clear, but should you have any questions please do not hesitate to contact me.

Yours sincerely,

*Paul Wood*

Paul Wood  
Director



## 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

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

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:**

Mixture of facing brick & render

**Proposed materials and finishes:**

Mixture of facing brick & render

**Type:**

Roof

**Existing materials and finishes:**

Concrete interlocking tiles

**Proposed materials and finishes:**

Concrete interlocking tiles

**Type:**

Windows

**Existing materials and finishes:**

White PVCU

**Proposed materials and finishes:**

White 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

Covering Letter

1596-01A Site & Location Plans

1596-02A Existing Site Plan & Elevations

1596-03B Proposed Plans

1596 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

## 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:

4

### Total proposed (including spaces retained):

4

### 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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Connection to be made into the adjacent house private drainage (owned by applicant) exact point of connection to be determined. Permission to connect will be sought from Severn Trent via an indirect connection.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Sufficient space in front of the proposed property for refuse & recycling facilities, as per the existing houses in the cul de sac.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Sufficient space in front of the proposed property for refuse & recycling facilities, as per the existing houses in the cul de sac.

## 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

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

<b>Housing Type:</b> Houses
<b>1 Bedroom:</b> 1
<b>2 Bedroom:</b> 0
<b>3 Bedroom:</b> 0
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 0
<b>Total:</b> 1

<b>Proposed Market Housing Category Totals</b>	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="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

Paul

Surname

Wood

Declaration Date

30/10/2022

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 opinions 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

Paul Wood

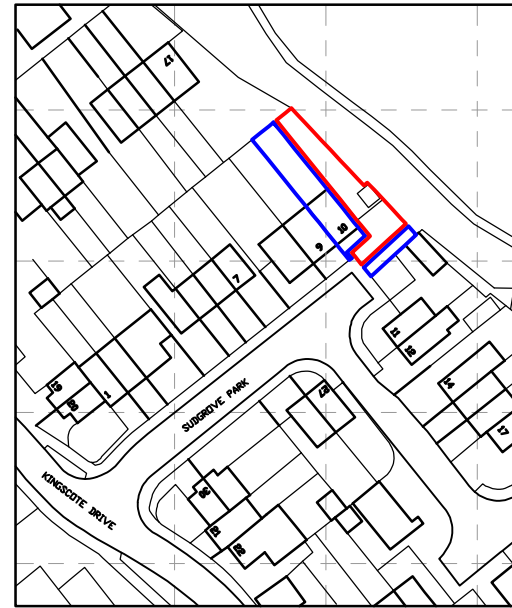
Date

30/10/2022

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back to PLANET.

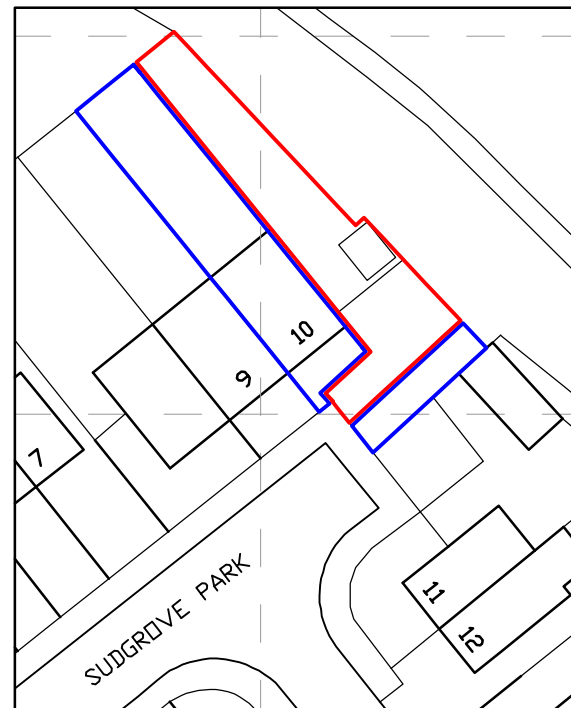
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A	28/03/22	PROP. BLOCK PLAN UPDATED
B	01/04/22	PROP. BLOCK PLAN UPDATED
C		

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1.0m	@ 1:50
2.0m	@ 1:100
4.0m	@ 1:200
10.0m	@ 1:500
25.0m	@ 1:1250

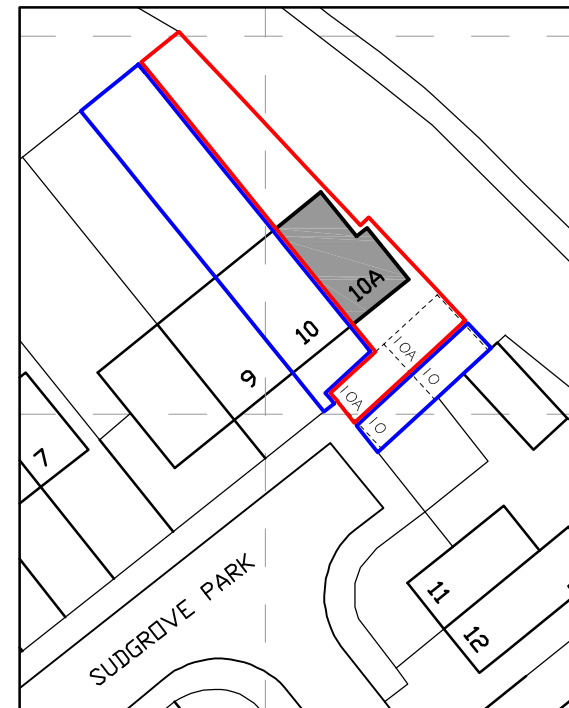
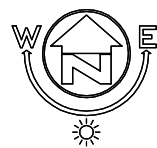


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Licence number: 100022432

SITE LOCATION PLAN  
Scale 1:1250 @ A3



EXISTING BLOCK PLAN  
Scale 1:500 @ A3



PROPOSED BLOCK PLAN  
Scale 1:500 @ A3



**PLANET**  
property development Ltd

Eagle Tower, Montpellier Drive,  
Cheltenham, Gloucestershire, GL50 1TA.

CLIENT:  
MR. D. BROOKES & MR. G. FOWKE

JOB TITLE:  
10, SUDGROVE PARK,  
ABBEYMEAD,  
GLOUCESTER,  
GL4 4XS.

DRAWING TITLE:  
SITE LOCATION PLAN  
EXISTING & PROPOSED BLOCK PLANS

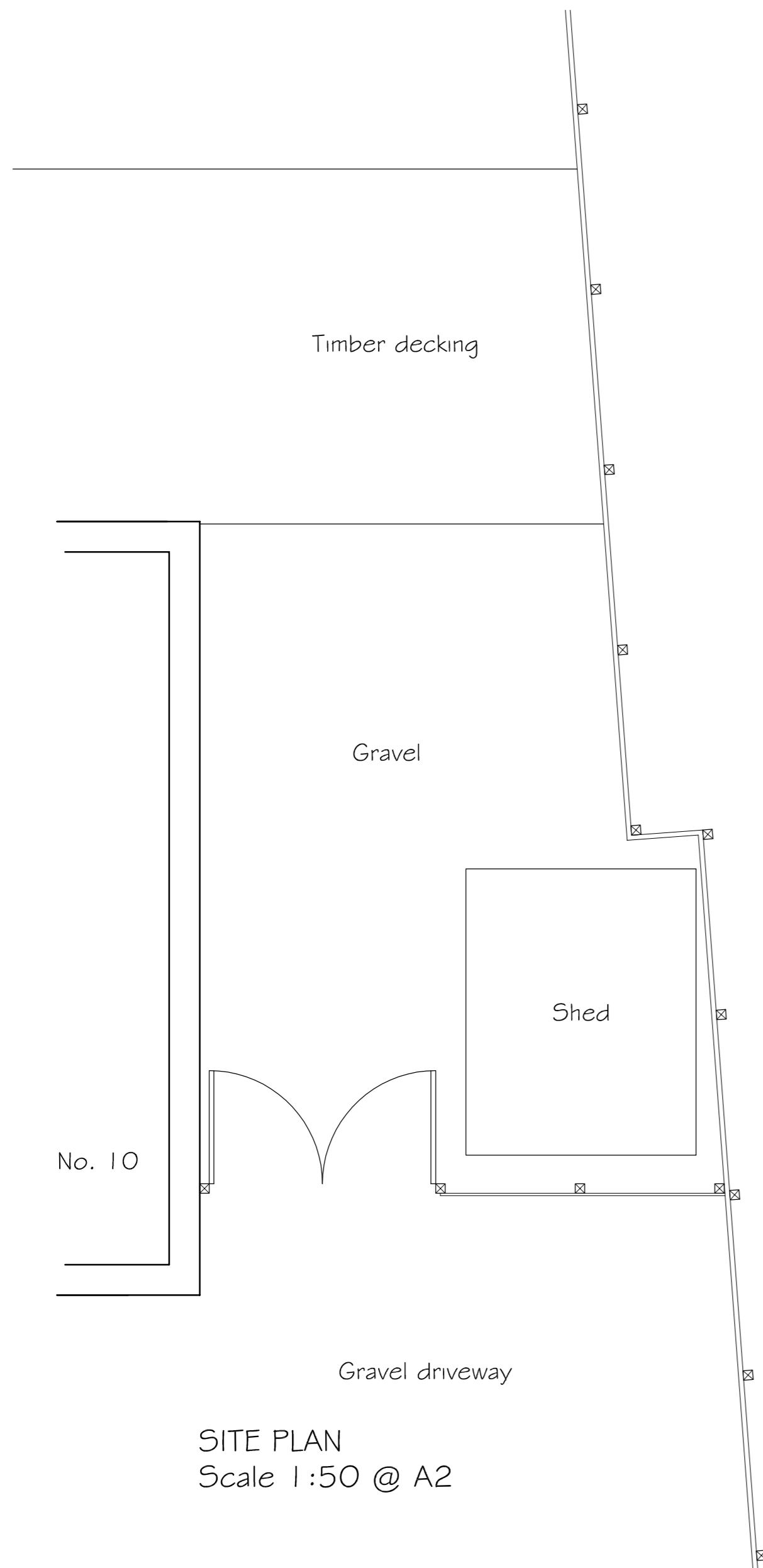
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DATE: FEB. 2022 DRAWN BY: MCH

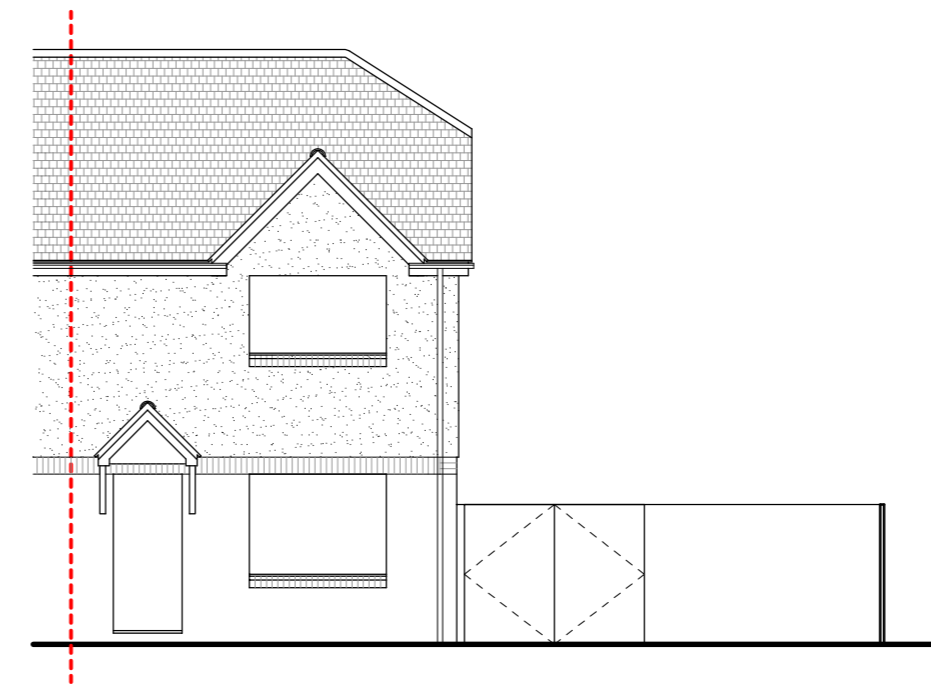
DRAWING NO: 1596/01 REVISION: B

Note: Do not scale this drawing.  
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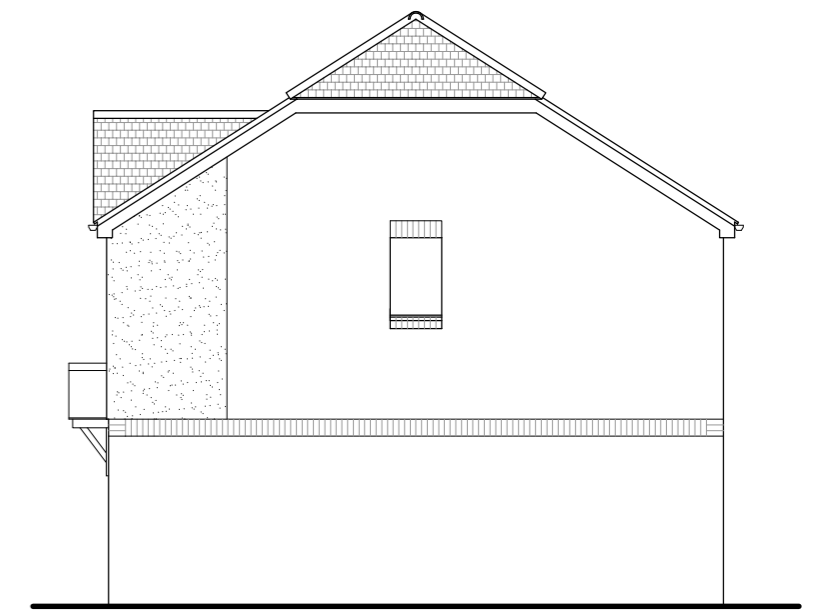
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A	28/03/22	A2. ELEVS ADDED.
B		
C		



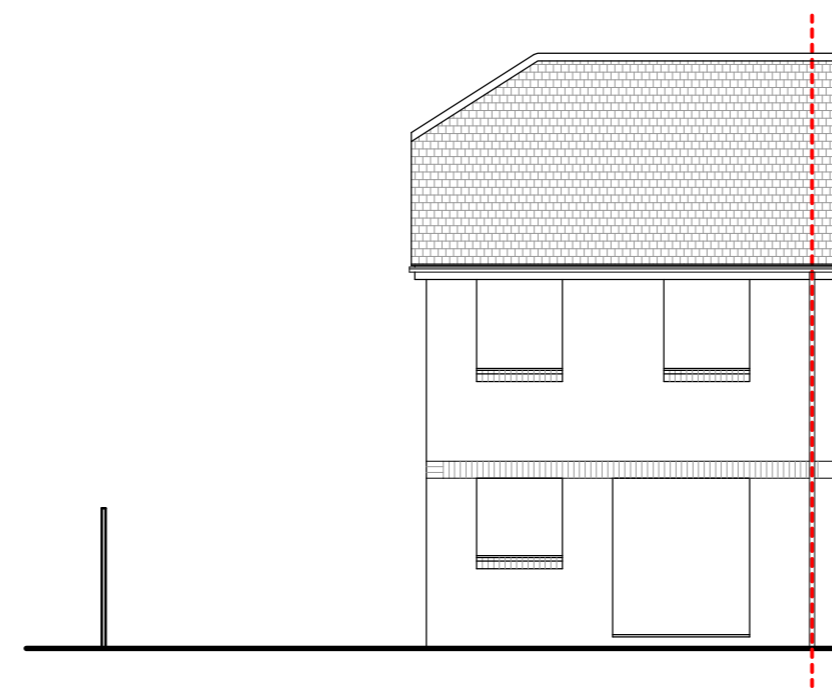
SITE PLAN  
Scale 1:50 @ A2



FRONT (SOUTH-EAST)  
ELEVATION  
Scale 1:100 @ A2



SIDE (NORTH-EAST) ELEVATION  
Scale 1:100 @ A2



REAR (NORTH-WEST)  
ELEVATION  
Scale 1:100 @ A2

Scale bar
0.4m @ 1:20
1.0m @ 1:50
2.0m @ 1:100
4.0m @ 1:200
10.0m @ 1:500
25.0m @ 1:1250

**PLANET**  
property development ltd

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Cheltenham, Gloucestershire, GL50 1TA.

CLIENT:  
MR. D. BROOKES & MR. G. FOWKE

JOB TITLE:  
10, SUDGROVE PARK,  
ABBEYMEAD,  
GLOUCESTER,  
GL4 4XS.

DRAWING TITLE:  
PROPOSED ATTACHED HOUSE  
EXISTING SITE PLAN & ELEVATIONS

SCALE: AS NOTED @ A2

DATE: FEB. 2022 DRAWN BY: PW / MCH

DRAWING NO: 1596/02 REVISION: A

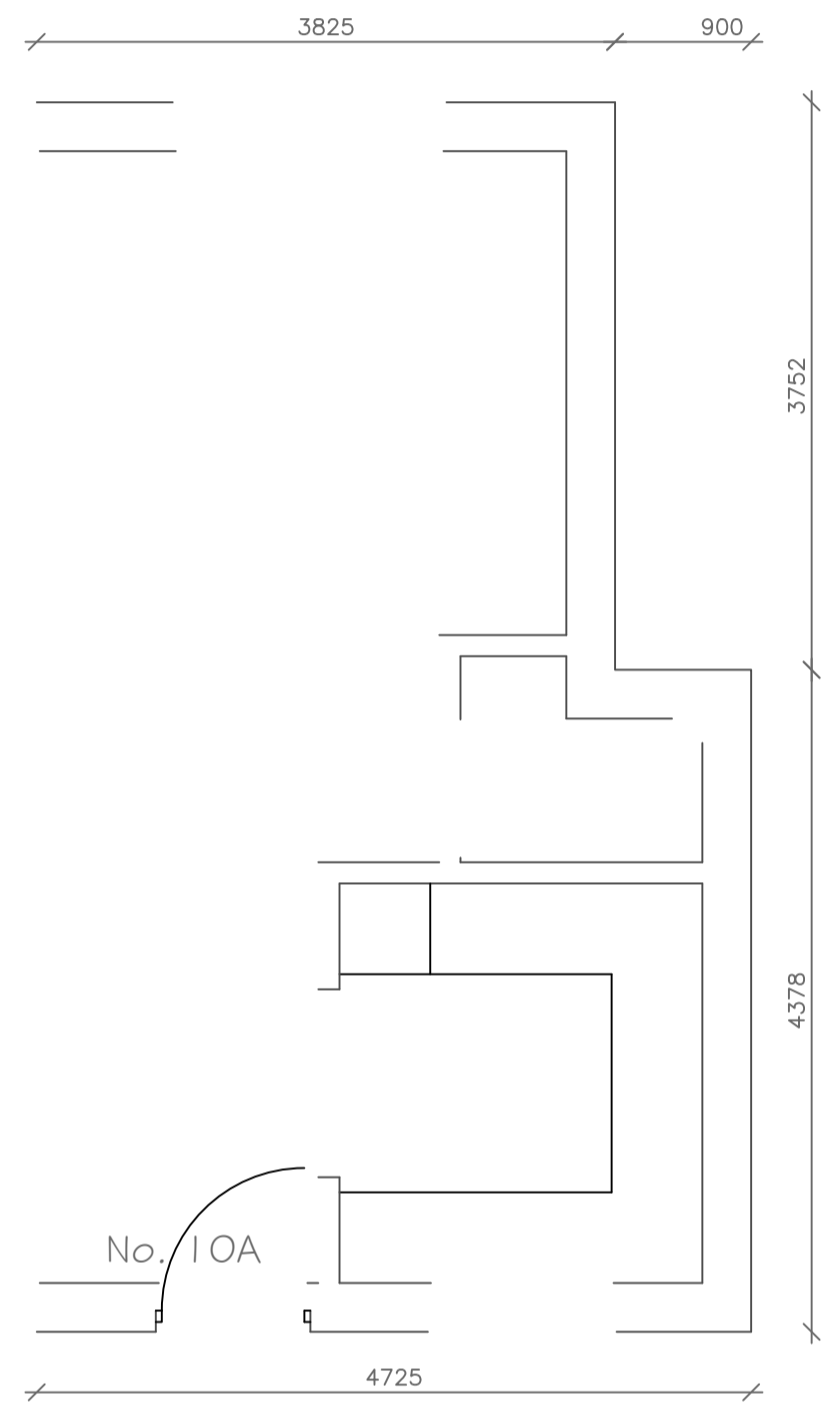


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All discrepancies are to be reported  
back to PLANET.

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B	25/10/22	INTERNAL LAYOUT AMENDED
C		

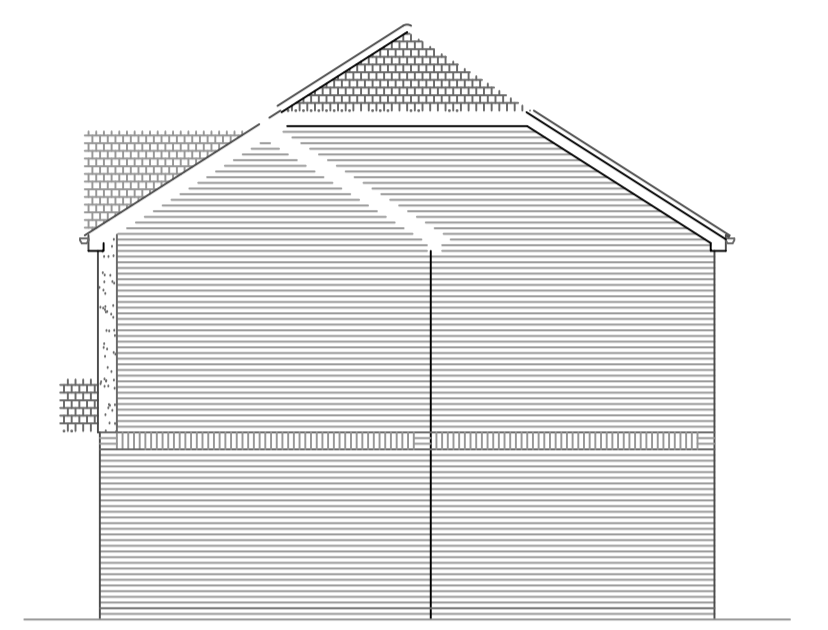
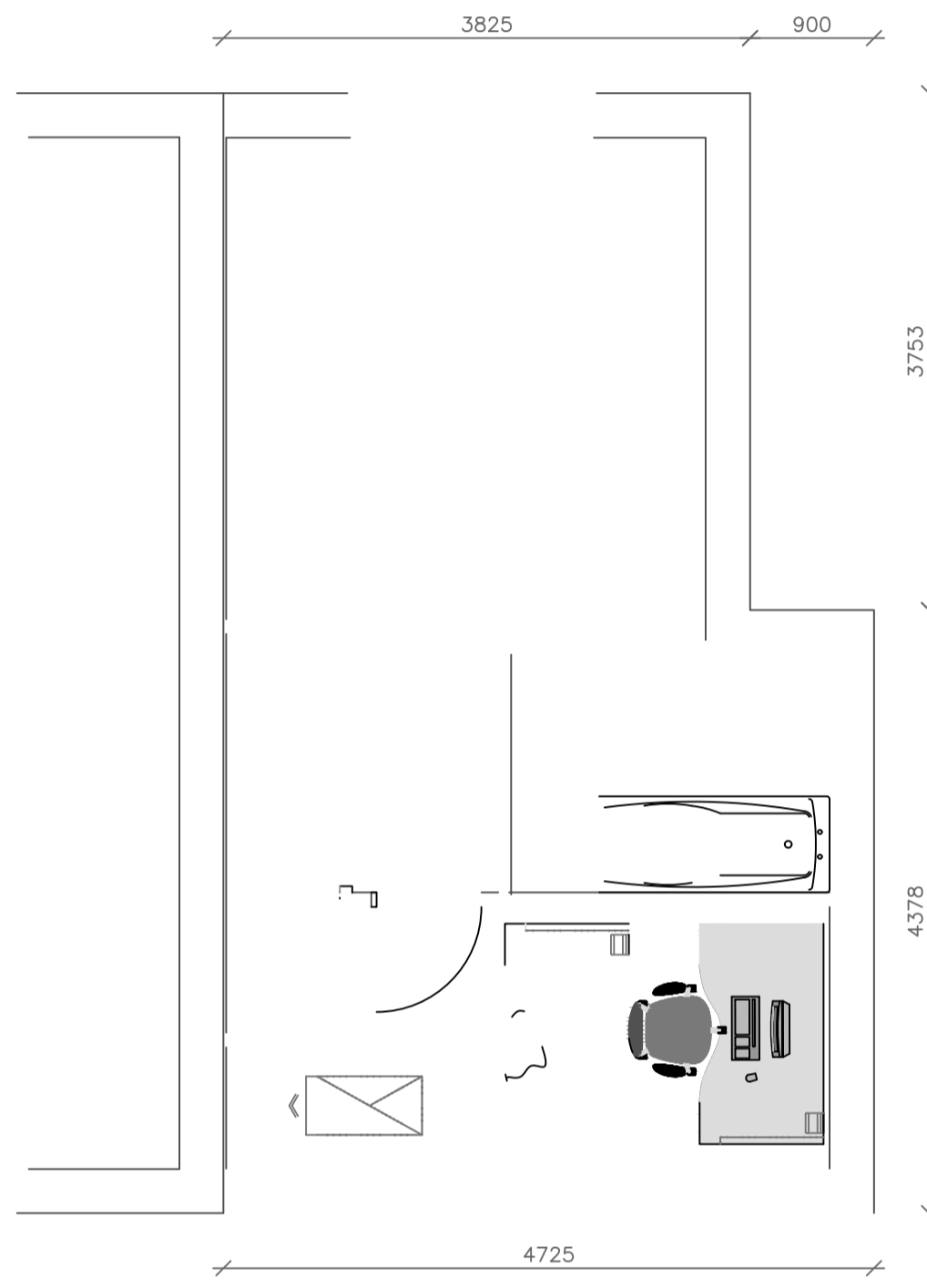
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1.0m	@ 1:50
2.0m	@ 1:100
4.0m	@ 1:200
10.0m	@ 1:500
25.0m	@ 1:1250

Timber decking



No. 10

Gravel driveway



**PROPOSED EXTERNAL FINISHES (SUBJECT TO LOCAL PLANNING AUTHORITY APPROVAL):**

Samples of all materials (as requested) to be provided for approval by L.P.A. prior to works commencing on site.

- WALLS:**
- facing brick, to match existing house, including sill & soldier course details;
  - Engineering brick below d.p.c. level, where exposed;
  - render - painted finish (cream, to match existing).

- ROOFS:**
- interlocking clay tiles to main roofs, to match existing;
  - plain clay tiles to porch canopy.

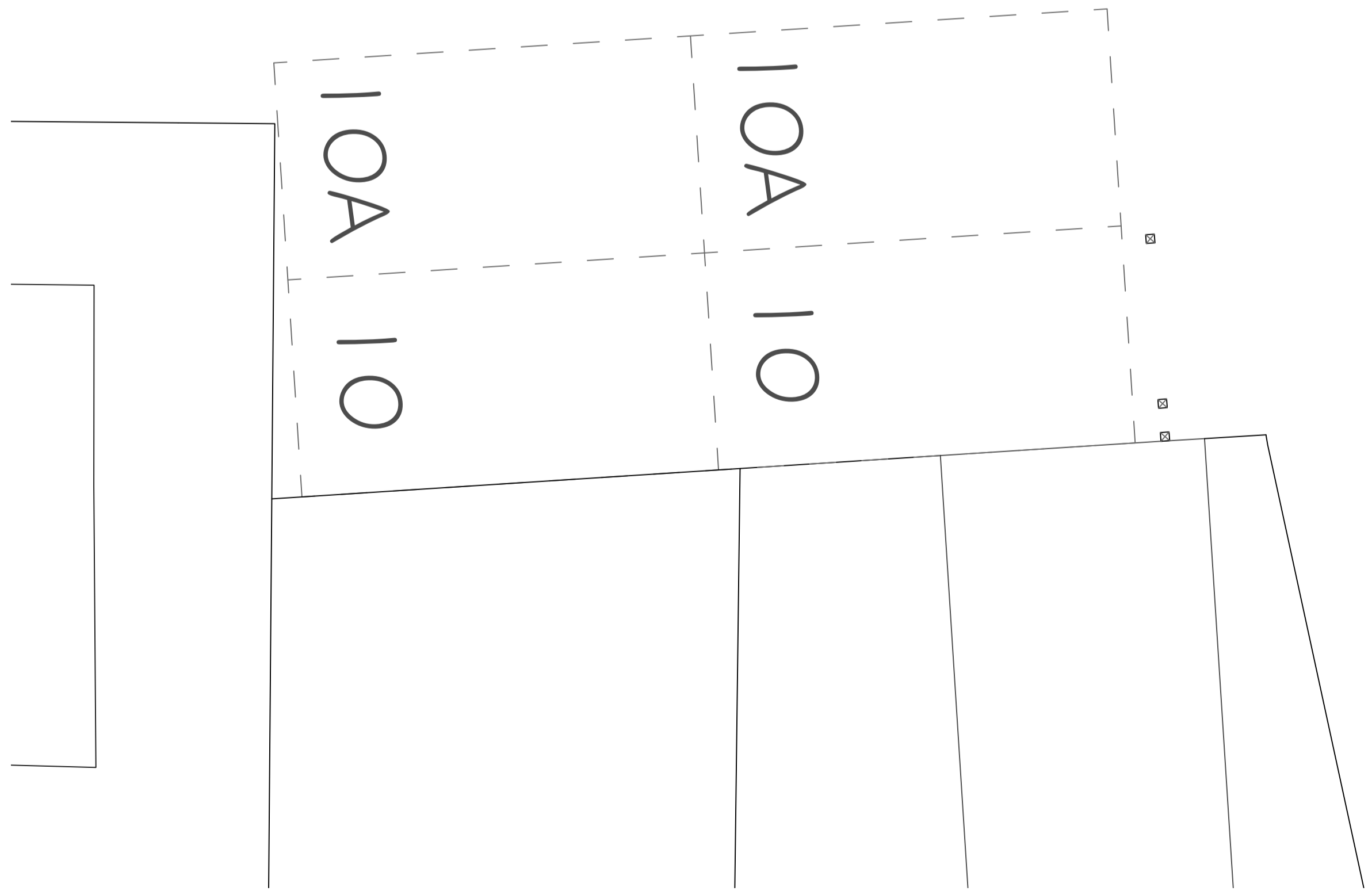
- FASCIA, SOFFIT & VERGE BOARDS:**
- PVCu, dark brown, to match existing.

- RAINWATER GOODS:**
- squareline gutters discharging to square downpipes - dark brown, to match existing.

- WINDOWS & DOORS:**
- white PVCu;
  - dark brown front door.



PROPOSED REAR (NORTH-WEST) ELEVATION  
Scale 1:100 @ A1



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JOB TITLE:  
10, SUDGROVE PARK,  
ABBEYMEAD,  
GLOUCESTER,  
GL4 4XS.

DRAWING TITLE:  
PROPOSED ATTACHED HOUSE  
PROPOSED LAYOUTS & ELEVATIONS

SCALE:  
AS NOTED @ A1

DATE: MAR. 2022 DRAWN BY: FW

DRAWING NO: 1596/03 REVISION: B



**PLANET**

**DESIGN & ACCESS STATEMENT**

**in relation to**

**PROPOSED NEW DWELLING**

**at**

**LAND ADJACENT TO**

**10 SUDGROVE PARK  
ABBEYMEAD  
GLOUCESTER  
GL4 4XS**

**OCTOBER 2022**

**Ref. 1596/D&AS**

PLANET PROPERTY DEVELOPMENT LTD  
EAGLE TOWER  
MONTPELLIER PARADE  
CHELTENHAM  
GL50 1TA



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### Note:

This Design and Access Statement should be read in conjunction with the drawings as included within the Planning Permission application, as submitted for the proposed works.

Planet Property Development drawing numbers:

1596-01A      SITE & LOCATION PLANS  
1596-02A      EXISTING SITE PLAN & ELEVATIONS  
1596-03B      PROPOSED PLANS

## **1 Existing Environment/Over-view**

- 1.1 This Design and Access Statement is prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004, and the Department of Communities and Local Government's circular no. 01/2006 – "Guidance on Changes to the Development Control System", to accompany an application to Gloucester City Council for Planning Permission to construct a new dwelling at land adjacent to 10 Sudgrove Park Abbeymead Gloucester GL4 4XS. The application is a revised proposal to a previously rejected application.
- 1.2 The application site is situated to the side of 10 Sudgrove Park and will be accessed using the same access as No10.
- 1.3 The site lies at the end of the cul de sac adjacent to a wooded park.
- 1.4 The site is currently residential garden.

## **2 Design**

- 2.1 The approach has been to design with similar form to the existing properties in the cul de sac, using a similar palette of materials to ensure that the proposal 'fits in' with the other properties in the locality
- 2.2 The concept has been to create a modest, simple building with clean lines with modern materials and finishes. The building size & scale reflects the buildings of the existing development.

## **3 Use**

- 3.1 The site is designated as residential and the proposed dwelling will not alter that designation.

## **4 Amount**

- 4.1 The site extends to approximately 130m<sup>2</sup>. The proposal has a similar but smaller footprint to the existing dwellings with the footprint of the building extending to 30m<sup>2</sup>. Sufficient amenity space, appropriate to the type of accommodation is maintained for both the existing & proposed dwellings but the sub division of the existing plot.

## **5 Layout**

- 5.1 The dwelling is situated on the plot as shown on the plans & is in line with the existing house. The internal layout provides suitable accommodation for two adults and includes a home office for remote working which is becoming more popular.
- 5.2 The internal layout at ground floor consists of a hallway, cloakroom, kitchen & lounge. At first floor level there is a bedroom, ensuite bathroom & home office.
- 5.3 Externally there is an appropriate amount of amenity space including space for two car parking spaces and an area for refuse & recycling facilities.

## **6**     **Scale**

- 6.1     The modest scale of the proposal is wholly appropriate to its setting. It is in keeping with other dwellings in the locality.

## **7**     **Landscaping**

- 7.1     The private area to the front of the property will be gravelled for access and general cleanliness. Additionally this type of surface is porous thus reducing the amount of hard surfacing that would require a managed stormwater disposal. The rear garden will be mostly laid to lawn. A small patio area will be provided to the rear of the dwelling as shown. The site will be bounded by an existing 1.8m timber fence, a similar fence will be provided to divide the existing rear garden.

## **8**     **Appearance**

- 8.1     As described above (Design), a traditional approach has been taken to the appearance of the development. The use of a combination of brickwork & render reflects the existing development & will help the proposal blend in with its surroundings.

## **9**     **Access**

- 9.1     The site will be accessed from Sudgrove Park, vehicles will utilise the existing vehicle access for No10 onto a shared drive with existing dwelling. The shared drive will enable two cars per dwelling to be comfortably accommodated.
- 9.2     Pedestrian access to the property will be via a level threshold in accordance with current Building Regulations & Internal access has been designed in accordance with the same.