

Application for Planning Permission.
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"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Dean Pool Court"/>
Address line 1	<input type="text" value="The Rocks"/>
Address line 2	<input type="text" value="Clearwell"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Coleford"/>
Postcode	<input type="text" value="GL16 8JR"/>

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

Easting (x)	<input type="text" value="357844"/>
Northing (y)	<input type="text" value="207990"/>

Description

2. Applicant Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Kathy"/>
Surname	<input type="text" value="Probert"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="DEANPOOL COURT"/>
Address line 2	<input type="text" value="THE ROCKS"/>
Address line 3	<input type="text" value="CLEARWELL"/>
Town/city	<input type="text" value="COLEFORD"/>
Country	<input type="text" value="United Kingdom"/>

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

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

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.

Erection of one, single-storey wooden cabin within the curtilage of my property, Dean Pool Court, to let out for holiday accommodation.

The cabin will measure 4 metres by 5 metres with a terrace measuring 1.5 metres across the 4-metre front of the cabin facing west.

There will be double doors with a window next to the door and one window facing north. There will be no other windows.

The cabin will be on a concrete base.

Access will be via the existing driveway, the lower end of which will be upgraded with improved drainage.

There will be a parking space measuring 2.4 by 4.8 metres specifically for the cabin, in addition to existing parking spaces for the house.

Drainage/ sewage will go into the existing septic tank which will be upgraded with a new larger soakaway.

Has the work or change of use already started? Yes No

6. Existing Use

Please describe the current use of the site

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site

When did this use end (if known)?

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

7. 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):	Not applicable
Description of proposed materials and finishes:	Solid Scandinavian slow grown spruce. 44 mm thick. The wood will be treated with preservative but will remain a natural wood colour.

Windows	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	2 windows (width x height) 138cm x 105cm Glazing will be Double-Glazed One window will be next to the door facing west and the other will be on the side of the cabin facing north.

Roof	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	The cabin has a wooden roof but this will be covered with red Onduvilla roofing tile strips. These will be in keeping with the terracotta, double roman roof tiles on the existing house and garage.

Doors	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	Double doors - Door (width x height) 161cm x 192cm (1 unit). The top half will be double glazed and the bottom half will be wooden.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	No boundary as such but there is a terrace at the front of the cabin facing west which will have a wooden fence around it (approximately waist height).

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	The existing driveway is a hardcore track which tends to get water logged at the bottom in winter.
Description of proposed materials and finishes:	Access will be via the existing driveway but the bottom will be improved by relaying with decorative stone to provide drainage. There will be a hardstanding parking space for the cabin in addition to the existing parking spaces for the house.

Lighting	
Description of existing materials and finishes (optional):	Not applicable

7. Materials

Description of proposed materials and finishes:	Two LED outdoor lights activated by dusk to dawn motion sensors. One for the parking space and one at the door of the cabin.
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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

Floor Plan
Elevation drawings
Block Plan
Site Plan
Location Plan
Design and Access Statement

8. 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

9. 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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	4	1

10. 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 your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your 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'.

11. 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

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

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?

11. Assessment of Flood Risk

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. 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

13. 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

14. 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

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Self-Catering Holiday Accommodation	0	0	18.2	18.2
Total	0	0	18.2	18.2

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="0.00"/>

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="2"/>
Total full-time equivalent	<input type="text" value="0.20"/>

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. 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

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. 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

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

None received to date from the formal Pre-Application Advice request, but I spoke to a planning officer in person during 2019 who gave me some advice.

I was told last year that this would need planning permission, not due to the type of building, but due to the use. I was also advised regarding the fact that the appearance would need to be in keeping with the area and that the cabin would need a dedicated parking space of its own.

24. 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?

25. 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

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Dean Pool Court
Address line 1	The Rocks
Address line 2	Clearwell
Town/city	Coleford, Gloucestershire
Postcode	GL16 8JR
Date notice served (DD/MM/YYYY)	05/12/2020

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

26. 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)