



Trinity Road, Cirencester, Glos. GL7 1PX

Email: planning@cotswold.gov.uk Tel: 01285 623000www.cotswold.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

Rosemullion

Address Line 1

400670 Turkdean To Cheltenham Road

Address Line 2

Address Line 3

Gloucestershire

Town/city

Turkdean

Postcode

GL54 3NT

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

Easting (x)

410694

Northing (y)

217464

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Matthew

Surname

Edwards

Company Name

Cotswold Architects

Address

Address line 1

5 Downs Way

Address line 2

Baunton

Address line 3

Town/City

Cirencester

County

Country

United Kingdom

Postcode

GL7 7DH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of single storey rear extension, demolition of garage, erection of 1.5 storey rear extensions, erection of single storey rear extension, windows and doors (except on principal elevation) to be replaced, external metal flue, dormer windows rebuilt, internal alterations including relocation of stair and alteration of first floor partitions

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes
 No

b) Demolition of a building within the curtilage of the listed building

- Yes
 No

c) Demolition of a part of the listed building

- Yes
 No

If the answer to c) is Yes

What is the total volume of the listed building?

520.00	Cubic metres
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What is the volume of the part to be demolished?

389.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1980

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Single storey rear flat roof extension and single storey detached flat roof garage
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The modern structures are of poor quality, and of no architectural merit. The demolition of these structures will make room for extensions more in-keeping with the original building

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

21-056-E-SP02-Existing Block Plan
21-056-E-SLP01-Site Location Plan
21-056-E-GF01-Existing Ground Floor Plan
21-056-E-FF01-Existing First Floor Plan
21-056-E-E01-Existing Elevations
21-056-P-SP01-Proposed Block Plan
21-056-P-GF01-Proposed Ground Floor Plan
21-056-P-FF01-Proposed First Floor Plan
21-056-P-E01-Proposed Elevations
21-056-DAS-01 Design and Access Statement
EH2211-1 Rosemullion HIA report full

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Natural stone

Proposed materials and finishes:

Natural stone

Type:

Roof covering

Existing materials and finishes:

Front roof slope: Natural stone slates Other roof slopes: Plain concrete tiles

Proposed materials and finishes:

Front roof slope: Natural stone slates relaid Other roof slopes: Plain concrete tiles and reconstituted stone slates

Type:

Windows

Existing materials and finishes:

Front facade: Metal windows Other windows: PVCu

Proposed materials and finishes:

Front facade: Metal windows retained Other windows: Painted hardwood

Type:

External doors

Existing materials and finishes:

Front door: Painted timber Other doors: PVCu

Proposed materials and finishes:

Front door: Painted timber retained Other doors: Powder coated aluminium

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

21-056-E-SP02-Existing Block Plan
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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

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

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Matthew

Surname

Edwards

Declaration Date

28/02/2023

Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent 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

Matthew Edwards

Date

02/03/2023