



Householder Application for Planning Permission for works or extension to a dwelling

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

Mr

First name

Richard

Surname

Belcher

Company Name

Address

Address line 1

3 Laburnum Villas

Address line 2

Hartpury

Address line 3

Town/City

Gloucester

County

Gloucestershire

Country

United Kingdom

Postcode

GL19 3FB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Proposed two storey extension to the front of the existing dwelling-house. This provides expansion to the existing ground floor to create an alternative ground floor room configuration and expansion of the existing first floor to enlarge the 'master' bedroom. The proposal does not add any additional windows.

The proposal adds two metres outward from the existing external walls of the living room and master bedroom however the works will only protrude one metre proud of the existing principal elevation as there is currently a porch / hall / WC area that protrudes further than the living room. The proposed works will add an additional gable end at a height lower than the apex of the current roof.

The works will use existing materials such as red brick / roof tiles / wood cladding so as to keep to the aesthetic themes of the existing dwelling-house and other houses in the close.

Has the work already been started without consent?

- 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:

Red brick and wood featherboard cladding

Proposed materials and finishes:

Red brick and wood featherboard cladding, same as existing dwelling house

Type:

Windows

Existing materials and finishes:

Dark grey UPVC

Proposed materials and finishes:

Dark grey UPVC (keep existing windows, just relocate them)

Type:

Roof

Existing materials and finishes:

Red/Brown roof tiles

Proposed materials and finishes:

Red/Brown roof tiles, same as existing dwelling house

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

Statement on design and access within cover letter

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

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

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

P0572/23/PREAPP

Date (must be pre-application submission)

20/04/2023

Details of the pre-application advice received

The following text copied from Mr Dodsworth's letter.

Having recently visited this site for a previous application at the neighbouring dwelling, I have good knowledge of this area.

A two storey front elevation extension will require planning permission as Part 1 Class A of the General Permitted Development Order (GPDO) 2015 states the following: 'The enlarged part cannot extend beyond a wall which forms the principal elevation of the original dwellinghouse'.

As to whether a planning application will be determined positively, the proposal must take into consideration the close proximity of neighbouring dwellings at this site and be of an appropriate design and appearance. For example using sympathetic materials such as timber and brick or other higher quality materials. It is important the extension sits well with the existing appearance of the main dwelling and does not imbalance other neighbouring dwellings which share a lot of design characteristics.

Without any drawings or designs of the proposed extension, it is difficult to provide conclusive advice as to the success of a planning application for such works. The dwellings at this site are uniform in character and share a lot of characteristics. A front extension could potentially alter the original character and appearance of this detached dwelling and the surrounding location in which it is sat and would therefore be opposed. At this stage however, it is difficult to advise further.

If you wish to pursue an application for such works, the following information will have to be submitted:

- Completed householder application form (Can be found on our website www.fdean.gov.uk);
- A location plan at a scale of 1:2500 or 1:1250, showing the direction of north, with the application site edged in a red line;
- A block plan of the site at scale 1:200 or 1:500
- Existing and proposed elevations and floor plans at a scale of either 1:50 or 1:100;
- A completed Biodiversity Checklist (Can be found on our website);
- Appropriate fee of £206.00

Any planning application submitted in respect of this site would be considered against relevant policies in the Council's Core Strategy and the Allocations Plan relating to issues such as amenity, design and layout, parking and highway safety. The Core Strategy and the Allocations Plan set out the principle policies guiding development within the District. In addition, the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and National Design Guide (NDG) are material planning considerations which seeks to conserve and enhance the natural environment. You can view the Core Strategy and other local policies on the Council's website www.fdean.gov.uk.

I hope that this information is of some help. However, I must advise you that the above informal observations have been made at Officer level only. This letter therefore does not prejudice any future decisions made by the Council should you submit a planning application.

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

Richard

Surname

Belcher

Declaration Date

29/11/2023

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Richard Belcher

Date

2023/11/29