



Trinity Road, Cirencester, Glos. GL7 1PX

Email: [planning@cotswold.gov.uk](mailto:planning@cotswold.gov.uk) Tel: 01285 623000[www.cotswold.gov.uk](http://www.cotswold.gov.uk)

## Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

### 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

22

Suffix

Property Name

Address Line 1

Beeches Road

Address Line 2

Address Line 3

Gloucestershire

Town/city

Cirencester

Postcode

GL7 1BW

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

Easting (x)

402924

Northing (y)

201852

Description

## Applicant Details

### Name/Company

Title

Mr

First name

R

Surname

Walsh

Company Name

### Address

Address line 1

2 Akeman Road

Address line 2

Address line 3

Town/City

Cirencester

County

Glos

Country

Postcode

GL7 1BY

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Demolition of existing single garage and lean-to conservatory and the erection of a new two-storey rear extension to dwelling

Has the work already been started without consent?

Yes

No

## Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing garage and conservatory are of rudimentary construction. Demolition of these structures is necessary to accommodate the footprint of the proposed new extension

## 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:**

Roof

**Existing materials and finishes:**

Concrete interlocking tiles

**Proposed materials and finishes:**

Concrete interlocking tiles to main roof, to match existing. Proposed new flat roofed section to be finished with GRP

**Type:**

Walls

**Existing materials and finishes:**

Existing front wall in roughcast render. Remaining front, rear and side walls in artificial stone

**Proposed materials and finishes:**

Roughcast render to be replaced with smooth through-coloured render on front elevation. New walls to extension to be constructed in artificial stone to match existing.

**Type:**

Windows

**Existing materials and finishes:**

White uPVC double glazing

**Proposed materials and finishes:**

New and existing windows to be replaced with new uPVC double glazing - white to match colour of existing

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

23-030-01 Rev A - Survey floor plans, cross section, elevations, block and site plan

23-030-06 Rev A - Proposed floor plans, cross section, elevations and block plan

Design & Access statement

Photographs

## **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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

23-030-01 Rev A

23-030-06

Existing driveway arrangement to be altered and improved, to provide off-street parking for two vehicles.

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

If Yes, please describe:

The existing front boundary wall is to be partly demolished, to create an increased width opening. The existing front garden, which slopes steeply downwards, away from the road, is to be built-up, so that the incline is not quite as steep. The proposal is to alter the frontage of the property to provide improved off-street parking for two vehicles. Similar schemes of alteration have already been completed at 26 and 28 Beeches Road.

## 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 (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

Adam

Surname

Lovett

Declaration Date

14/12/2023

Declaration made

## Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Adam Lovett

Date

20/12/2023