



Forest of Dean District Council
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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

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

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Conversion of double garage to garden room with patio and pergola to rear at Mount Rose NP16 7DH

This application is being submitted following advice received from pre-application ref P0205/24/PREAPP.

We propose to convert an existing double garage into a garden room with patio and pergola to rear. The garage is a separate building to the rear of the house and is situated next to the boundary with a neighbouring property.

The ground size of the existing garage is 5.5m x 5m and it has a tiled apex roof with a ridge of height 3.2m, offset towards the front, and eaves of height 2.4m at the front and 2.2m at the rear. It existed when we bought the property in 1994 and so it is at least 30 years old.

We propose to keep the ground size of the building the same. The conversion will consist of the following. Full plans and drawings are included in the application.

1. Replace the existing double garage door to the front with a wall and three double glazed windows.
2. Move the location of a side entrance door towards the front.
3. Installation of bi-folding double glazed doors to rear in place of existing wall and windows.
4. Construction of an internal storeroom with door to the rear.
5. Replace the existing roof with a tiled apex roof having a centred ridge of height 3.5m and eaves of height 2.5m.
6. Installation of two double glazed roof windows to the rear.
7. Installation of a wood burner and chimney through the roof to the rear.
8. Construction of a raised patio to the rear of size 5.5m x 3.7m with pergola of height 2.3m giving combined patio + pergola height of 3.05m.

We understand from the pre-application advice that items 1-4 fall under permitted development. We have included them in this application for completeness and to give context. We also note the following:

- A. The proposed garden room will be used for exercise and relaxation.
- B. The room will have electricity and wi-fi, but not water or sewerage.
- C. The room will not be used as a permanent or temporary dwelling.
- D. All external walls will be rendered and painted in keeping with the existing building and with the house.
- E. The new apex roof will be tiled in keeping with the existing roof and the roof of the house.
- F. The combined area of the proposed garden room/patio and existing outbuildings is significantly less than 50% of the land area around the house.
- G. All construction and installations will be conducted in accordance with relevant building and related regulations.

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:

Roof

Existing materials and finishes:

Roof tiles, unknown composition, finished in slate colour.

Proposed materials and finishes:

Roof tiles, composition TBD, finish to be in keeping with existing and that of house.

Type:

Walls

Existing materials and finishes:

Painted cement render.

Proposed materials and finishes:

Painted cement render in keeping with existing finish and that of house.

Type:

Windows

Existing materials and finishes:

Two single glazed windows to the rear.

Proposed materials and finishes:

Three double glazed windows to the front and one bi-folding double glazed door to the rear.

Type:

Doors

Existing materials and finishes:

Metal double garage door at front and wood panel door at side.

Proposed materials and finishes:

Wood panel door at the side, bi-folding double glazed door at the rear and wood panel door at rear. Finishes all in keeping with existing and that of house.

Type:

Other

Other (please specify):

Pergola

Existing materials and finishes:

NA

Proposed materials and finishes:

15 cm square oak

Are you supplying additional information on submitted plans, drawings or a design and access statement?

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

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

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

P0205/24/PREAPP

Date (must be pre-application submission)

08/02/2024

Details of the pre-application advice received

That the following relating to the conversion of the garage to a garden room would be covered under permitted development:

1. Replacement of double garage door with wall and three windows at the front.
2. Relocation of the side entrance towards front.
3. Installation of bi-folding doors at the rear
4. Construction of internal storeroom with entrance at rear

That replacement of the existing roof and construction of patio with pergola at the rear would require planning permission due to height limitations. In both cases, the advice was that an application would be received and dealt with positively.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

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 left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Mount Rose

Number:

Suffix:

Address line 1:

Gloucester Road

Address Line 2:

Tutshill

Town/City:

Chepstow

Postcode:

NP16 7DH

Date notice served (DD/MM/YYYY):

20/03/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Mount rose

Number:

Suffix:

Address line 1:

Gloucester Road

Address Line 2:

Tutshill

Town/City:

Chepstow

Postcode:

NP16 7DH

Date notice served (DD/MM/YYYY):

20/03/2024

Person Family Name:

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

24/03/2024

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

Andrew Calway

Date

24/03/2024