

**Application for approval of details reserved by condition.
 Town and Country Planning Act 1990
 Planning (Listed Buildings and Conservation Areas) Act 1990**

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

**Gloucester
City Council**
Transforming Your City

Development Control
 Gloucester City Council
 PO Box 2017, Pershore, WR10 9BJ
 01452 396 396
 development.control@gloucester.gov.uk
 www.gloucester.gov.uk/planning

Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:
 Last name:
 Company (optional):
 Unit: House number: House suffix:
 House name:
 Address 1:
 Address 2:
 Address 3:
 Town:
 County:
 Country:
 Postcode:

2. Agent Name and Address

Title: First name:
 Last name:
 Company (optional):
 Unit: House number: House suffix:
 House name:
 Address 1:
 Address 2:
 Address 3:
 Town:
 County:
 Country:
 Postcode:

RECENTLY ~~CHANGED~~ CHANGED NAME TO CAPEL LODGE

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: ANNEX TO CAPEL COTTAGE *

Address 1: SNEEDHAMS GREEN

Address 2: MATSON

Address 3:

Town: GLOUCESTER

County: GLOUCESTERSHIRE

Postcode (optional): GL4 6EQ

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description: EXTENSION TO EXISTING ANNEX TO CREATE SEPARATE DWELLING

4. 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). Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

PROPOSED CHANGE OF USE, ALTERATION AND EXTENSION OF EXISTING ANNEX TO INDEPENDANT DWELLING (REVISION ~~OF~~ OF 18/00499/FUL

Reference number: 20/00314/FUL Date of decision: 07 APRIL 2020 (Date must be pre-application submission) (DD/MM/YYYY)

Please state the condition number(s) to which this application relates:

1. CONDITION 1	6. CONDITION 6
2. CONDITION 2	7. CONDITION 7
3. CONDITION 3	8.
4. CONDITION 4	9.
5. CONDITION 5	10.

Has the development already started? Yes No

If Yes, please state when the development started (DD/MM/YYYY): 07/06/2021 (date must be pre-application submission)

Has the development been completed? Yes No

If Yes, please state when the development was completed (DD/MM/YYYY): 06/06/22 (date must be pre-application submission)

6. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

PLEASE SEE ATTACHMENT.

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition? Yes No

If Yes, please indicate which part of the condition your application relates to:

ALL CONDITIONS.

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

The correct fee:

Paid electronically (receipt in attachments)

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

9. 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.

Signed - Applicant:

Or signed - Agent:

[Redacted signature]

[Redacted signature]

Date (DD/MM/YYYY):

24/11/2022

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

[Redacted email address]

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

[Redacted email address]

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

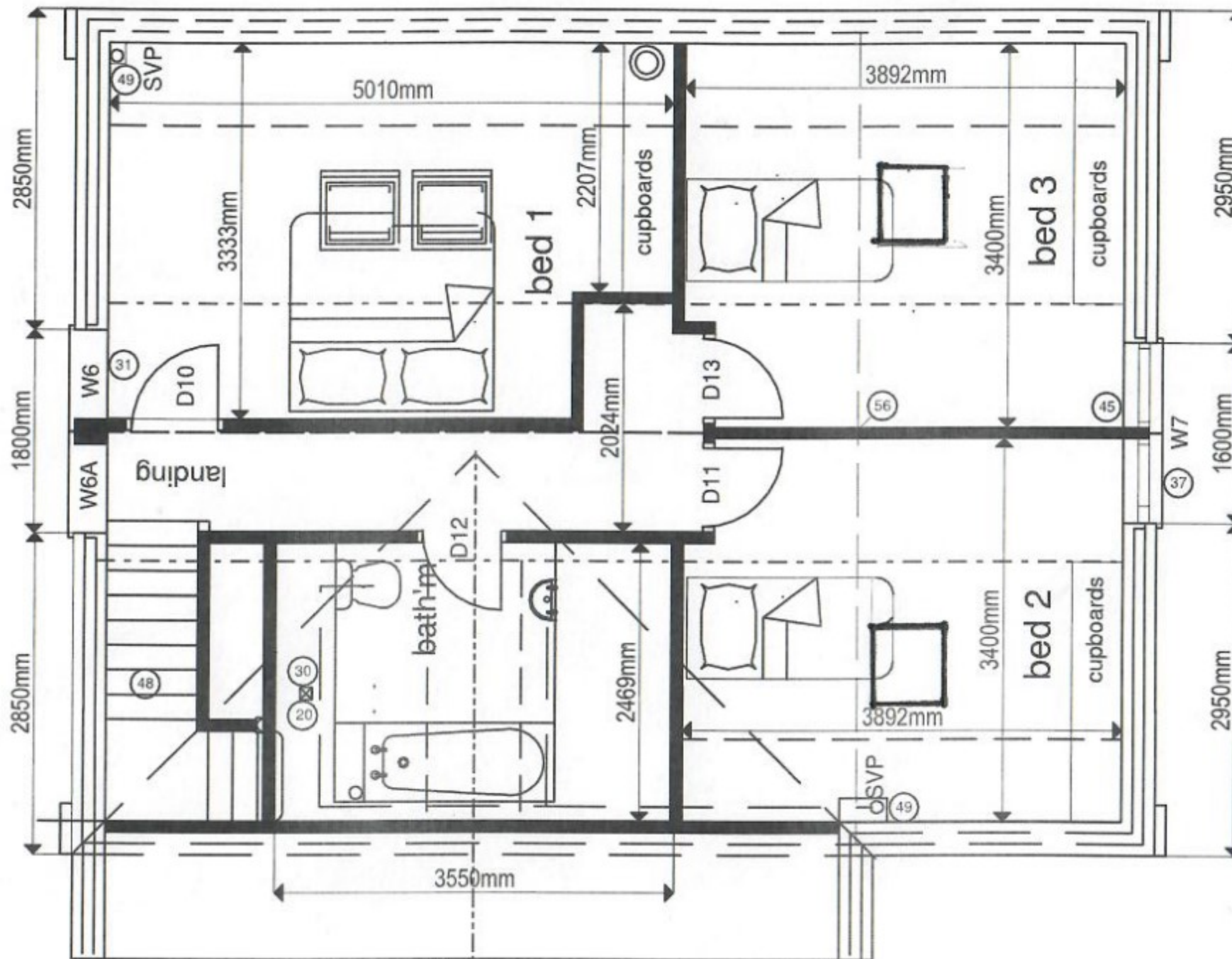
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: [Redacted]

Telephone number: [Redacted]

Email address: [Redacted]



- MECHANICAL VENT
- INSPECTION CHAMBER
- RODDING EYE
- WASTE DRAINAGE
- STORM WATER DRAINAGE
- STRUCTURAL BEAM
- BOUNDARY LINE
- SMOKE ALARM
- ELECTRICAL SOCKET

APPROVE DRAINAGE CONNECTIONS WITH SEWER TREAT WATER OR COUNCIL DRAINAGE DEPT WHERE APPLICABLE

PART WALL ACT TO BE COMPLIED WITH WHERE APPLICABLE

Additional rooflights
Bed 2 and 3.

FIRST FLOOR

Health and safety procedures to be complied with in all instances prior and throughout all works

REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
IF IN DOUBT - ASK

Keith Browning Architectural Consultant

rev	date	description

notes:
 TO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES
 DIMENSIONS TO BE TAKEN AT
 SITE CHECKED AND ADJUSTED BEFORE
 ANY WORK IS STARTED OR
 ENTER ALL CHECKS

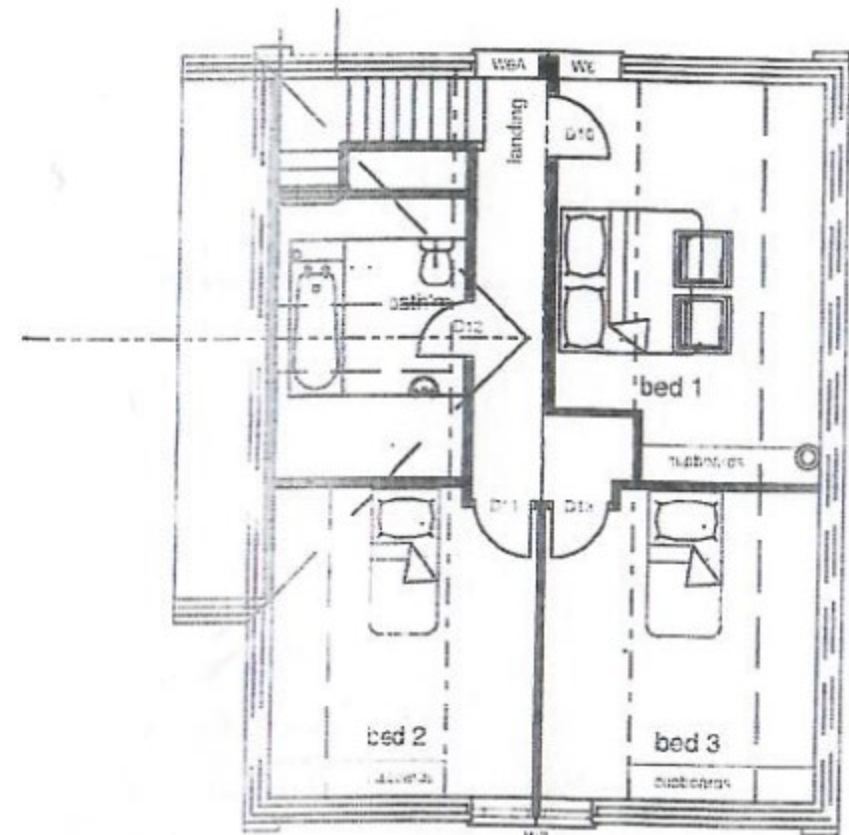
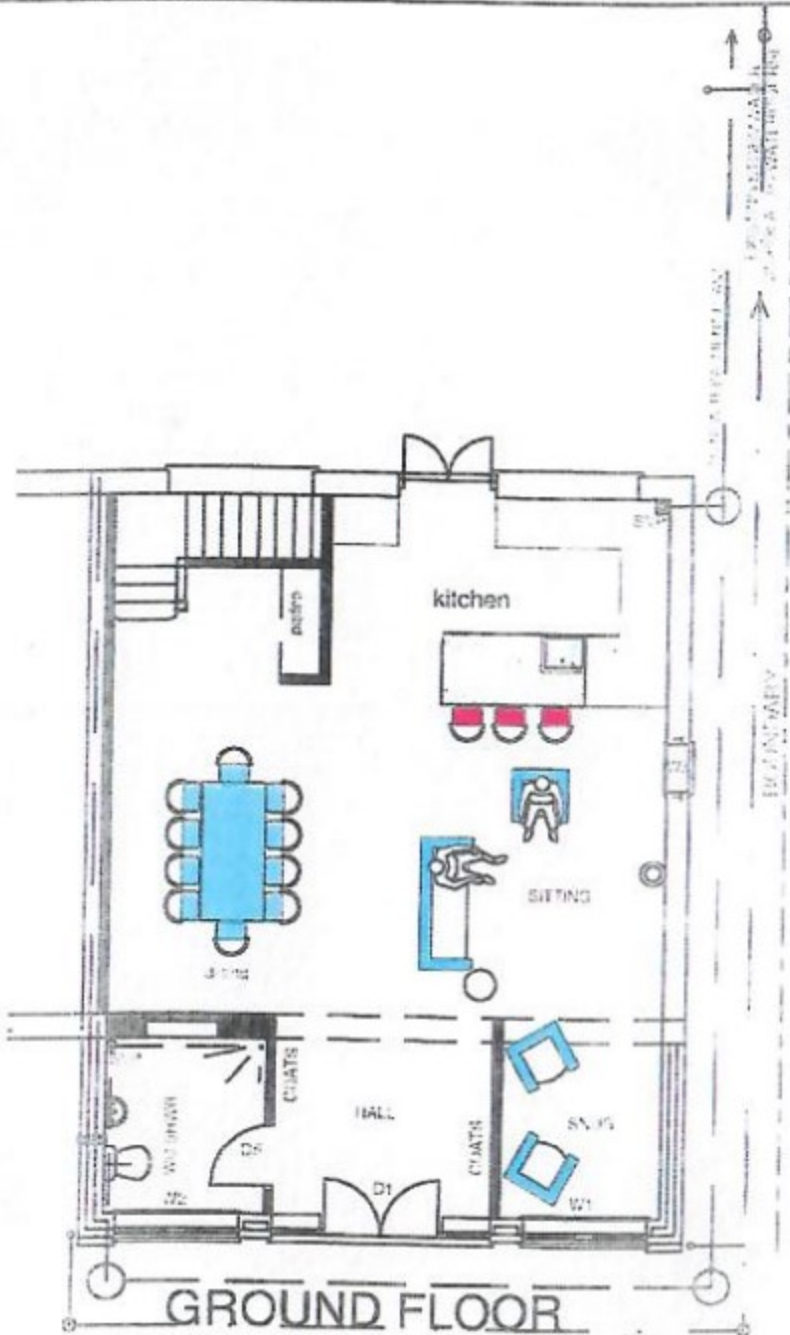
client
Mr David Huges

builder

project/site
 Capel cottage
 Sneedhams Green
 Matson
 Gloucester
 GL4 6EQ


title
**PROPOSED
 GROUND FLOOR DETAILS**

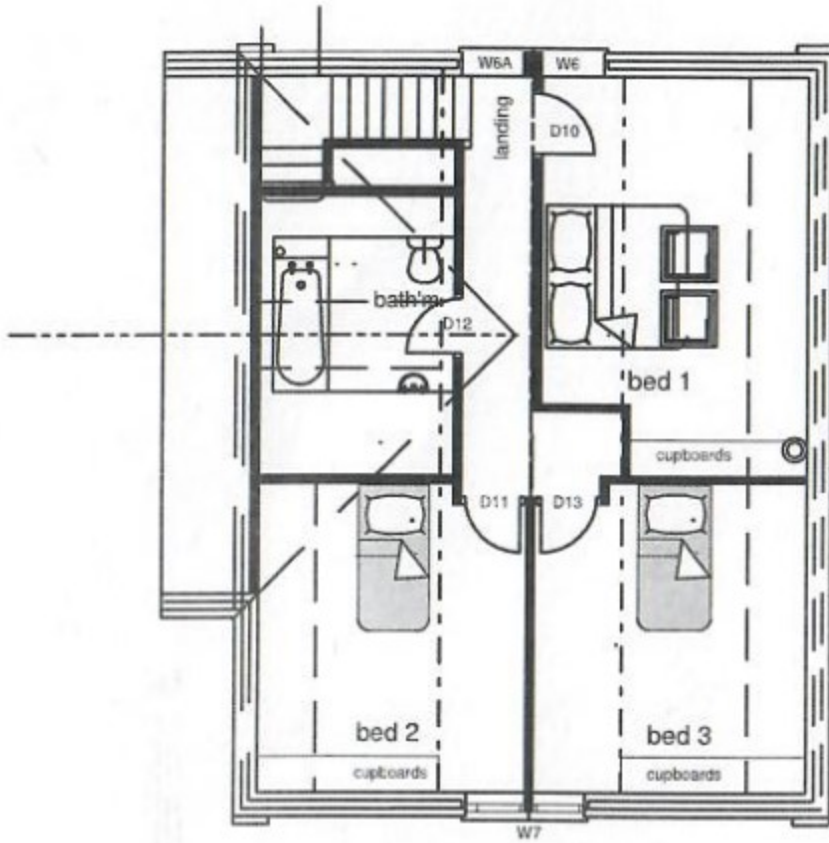
drawn	date
Scale 1:50	
Dwg No 4460/6	rev B



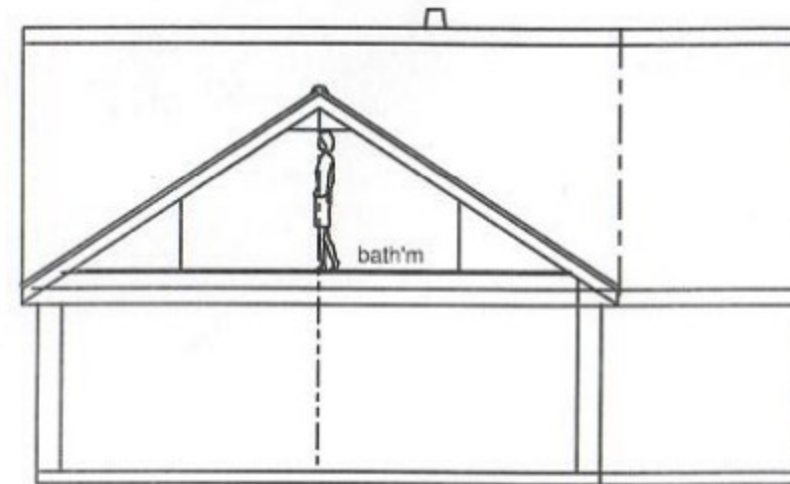
Health and safety procedures to be complied with in all instances prior and throughout all works

REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES FOR ALL WORKS UNLESS OTHERWISE STATED THROUGHOUT ALL WORKS IF IN DOUBT ASK

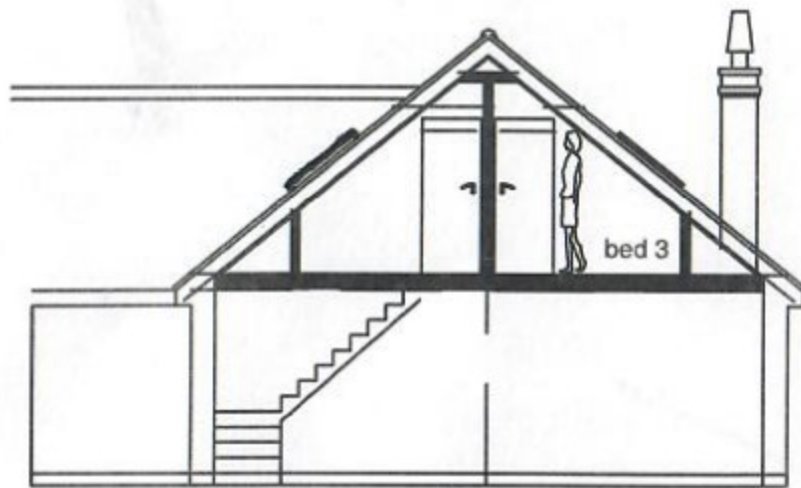
 Not a Building Area unless Certified	notes: 1. All work to be completed in accordance with the specifications and detail notes. 2. All work to be completed in accordance with the specifications and detail notes. 3. All work to be completed in accordance with the specifications and detail notes.	client Mr David Huges	project site Cape Cottage Broadham Green Mateson Gloucester GL4 0EQ	title PROPOSED ELEVATIONS AND FLOOR PLANS	drawn Scale 1:100 SHEET 1 OF 2 SHTS	date 4460/1	rev 						
	<table border="1"> <thead> <tr> <th>no</th> <th>date</th> <th>description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	no	date	description							builder		
no	date	description											



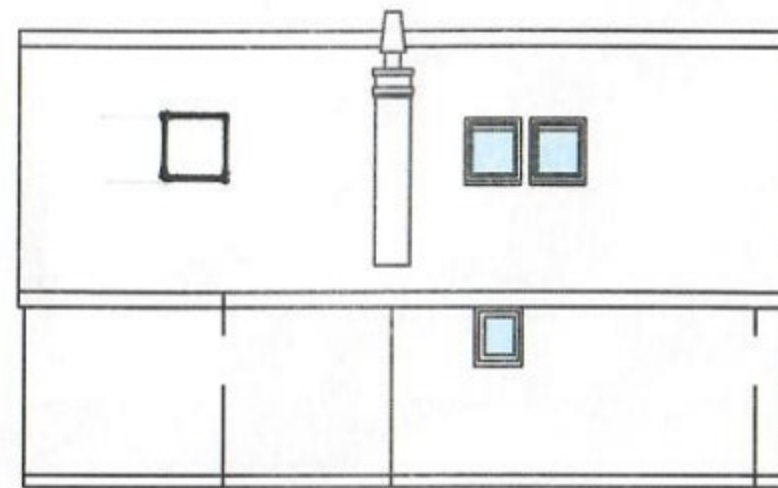
FIRST FLOOR



SIDE B AND SECTION



FRONT SECTION




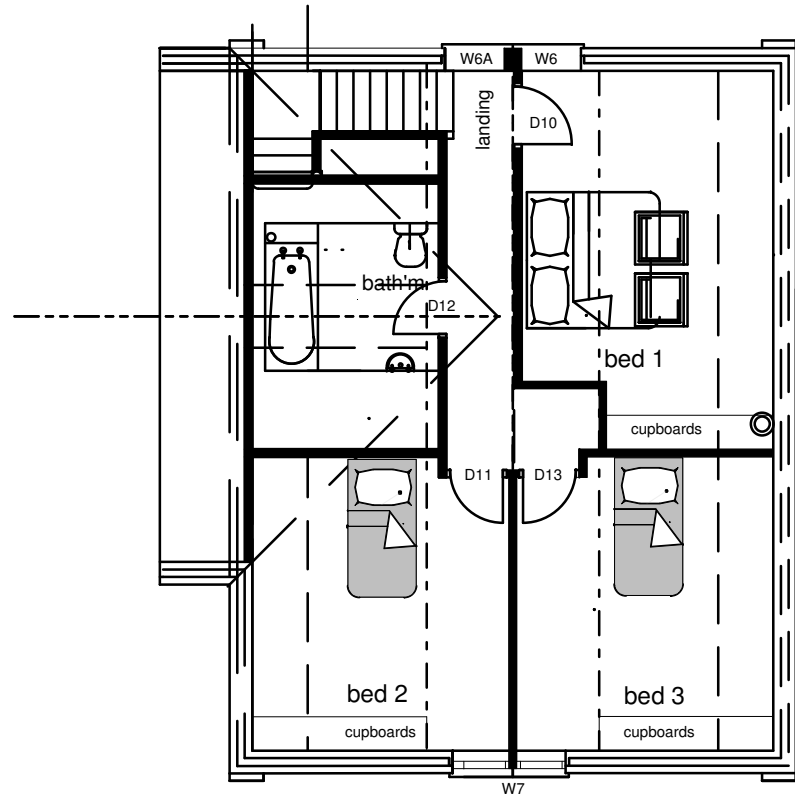
SIDE A

□ Additional rooflights

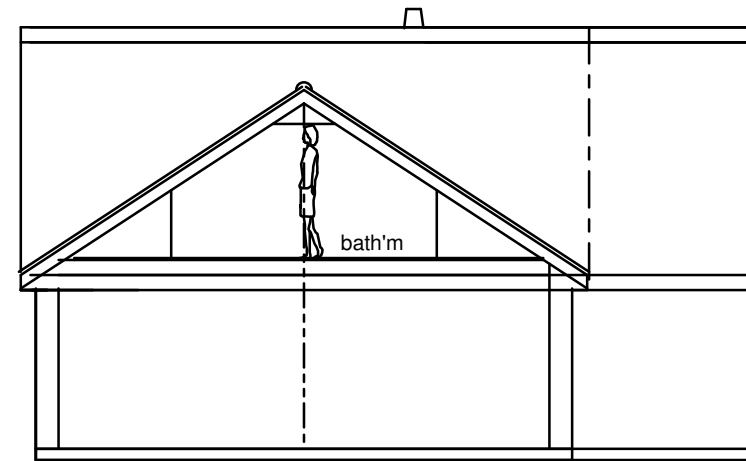
Health and safety procedures to be complied with in all instances prior and throughout all works

REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
IF IN DOUBT - ASK

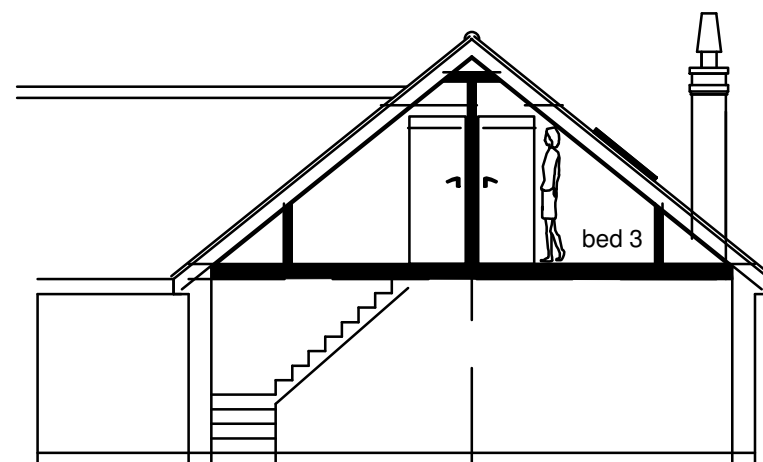
 Keith Browning Architectural Consultant	rev	date	description	notes: FOR NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES 1. DIMENSIONS TO BE TAKEN AT 2. TO FACE UNLESS OTHERWISE SPECIFIED 3. ALL WORK TO BE IN ACCORDANCE WITH 4. UNLESS OTHERWISE SPECIFIED	client Mr David Huges	project/site Capel cottage Sneedhams Green Matson Gloucester GL4 6EQ	title PROPOSED ELEVATIONS AND FLOOR PLANS	drawn Scale 1:100	date SHEET 2 OF 2 SHTS
					builder			Drg No 4460/1	rev B



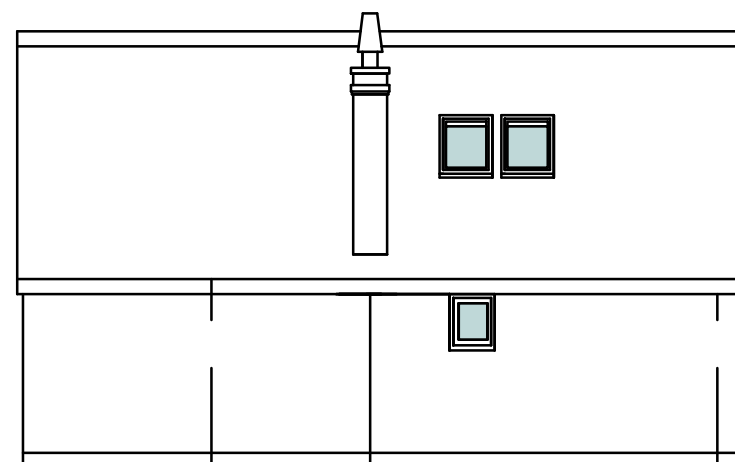
FIRST FLOOR



SIDE B AND SECTION



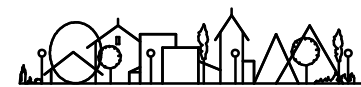
FRONT SECTION



SIDE A

Health and safety procedures to be complied with in all instances prior and throughout all works

REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
IF IN DOUBT - ASK



Keith Browning Architectural Consultant

rev	date	description

notes:

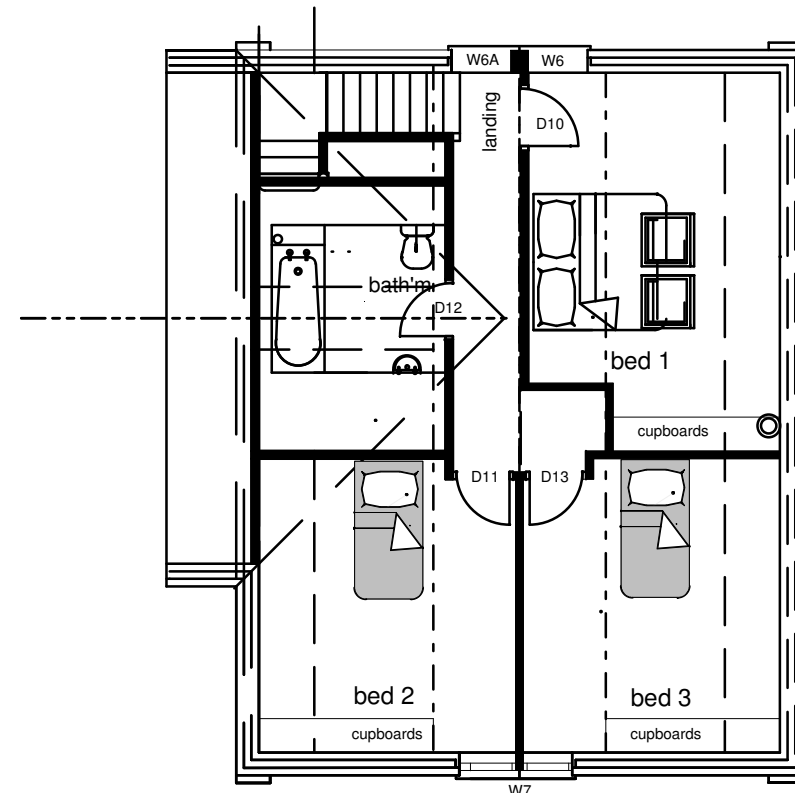
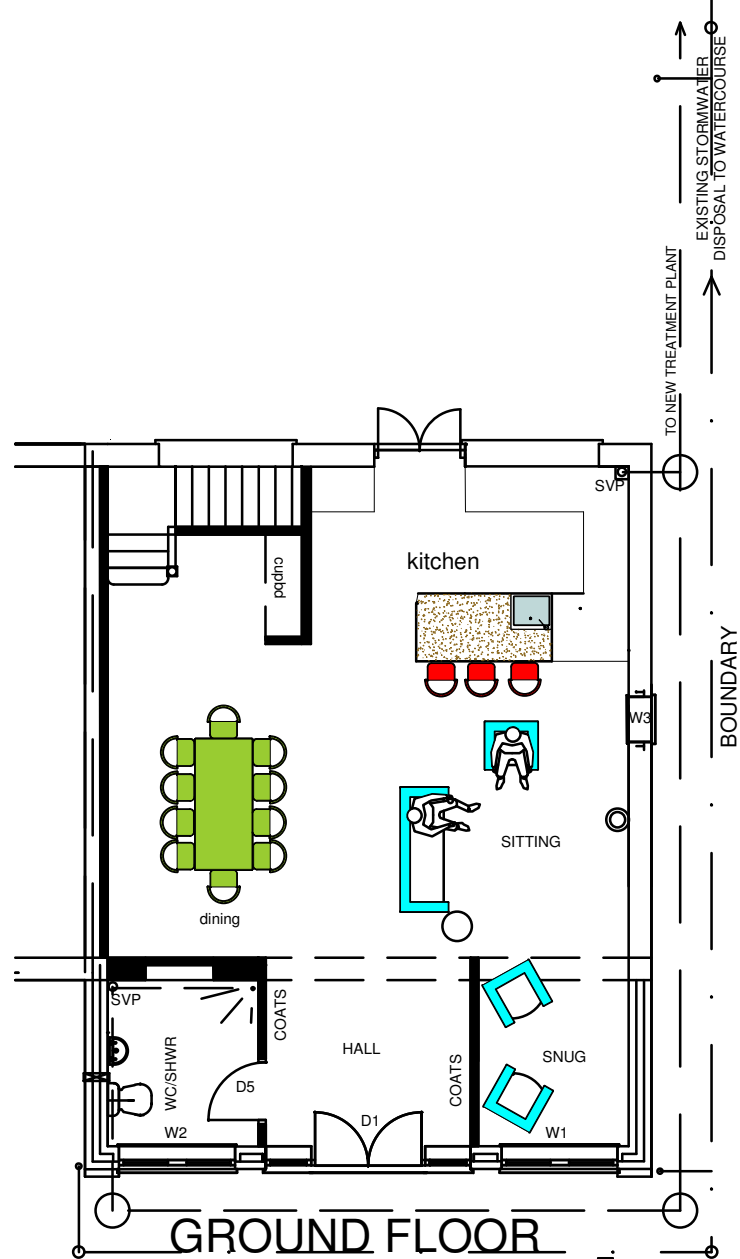
DO NOT SCALE DRAWING FOR CONSTRUCTION PURPOSES
DIMENSIONS TO BE TAKEN AT
SITE, CHECKED AND AGREED BEFORE
ANY WORK IS STARTED OR
MATERIALS ORDERED

client	Mr David Huges
builder	

project/site
Capel cottage
Sneedhams Green
Matson
Gloucester
GL4 6EQ

title
PROPOSED ELEVATIONS
AND FLOOR PLANS

drawn		date	
Scale 1:100		SHEET 2 OF 2 SHTS	
Drg No	4460/1	rev	A



Health and safety procedures to be complied with in all instances prior and throughout all works

REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
IF IN DOUBT - ASK

notes:

DO NOT SCALE DRAWING FOR CONSTRUCTION PURPOSES
DIMENSIONS TO BE TAKEN AT
SITE, CHECKED AND AGREED BEFORE
ANY WORK IS STARTED OR
MATERIALS ORDERED

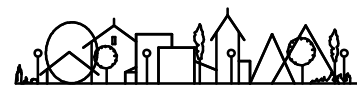
client
Mr David Huges

builder

project/site
Capel cottage
Sneedhams Green
Matson
Gloucester
GL4 6EQ

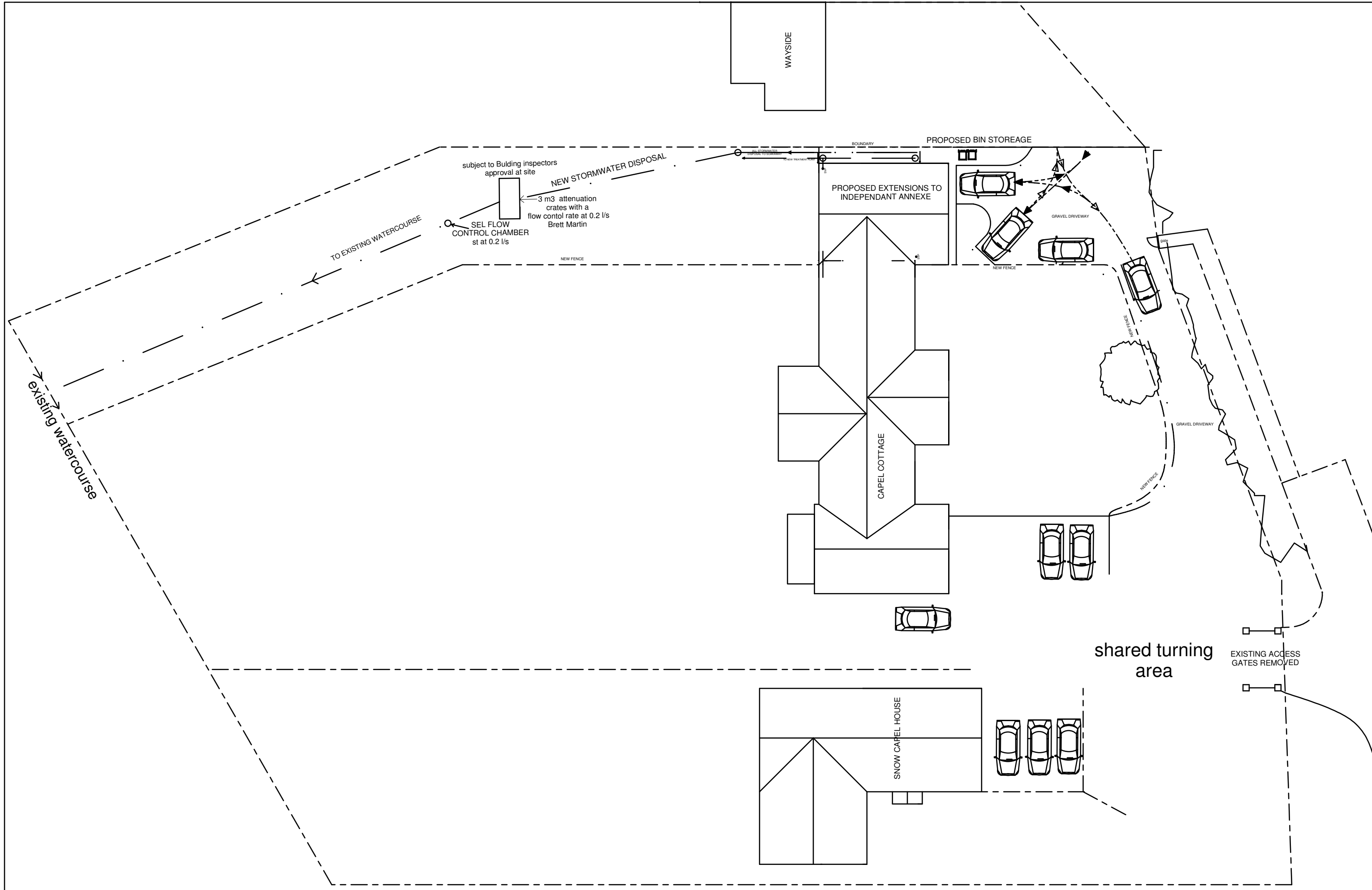
title
PROPOSED ELEVATIONS
AND FLOOR PLANS

drawn	date
Scale 1:100 SHEET 1 OF 2 SHTS	
Drg No 4460/1	rev A



Keith Browning Architectural Consultant

rev	date	description



Health and safety procedures to be complied with in all instances prior and throughout all works
 REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
 DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
 IF IN DOUBT - ASK



rev	date	description

notes:
 DO NOT SCALE DRAWING FOR CONSTRUCTION PURPOSES
 DIMENSIONS TO BE TAKEN AT SITE, CHECKED AND AGREED BEFORE
 ANY WORK IS STARTED OR MATERIALS ORDERED

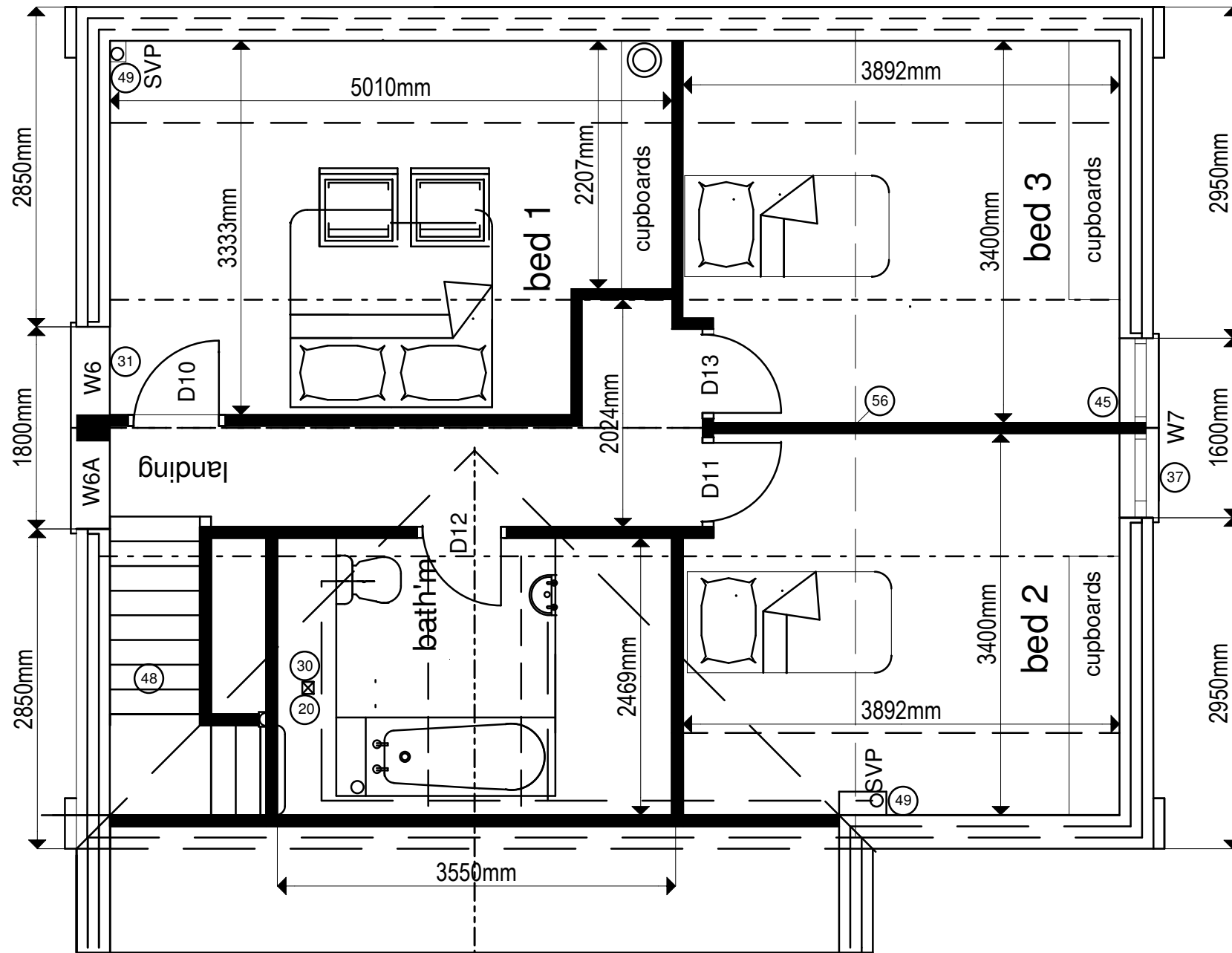
client
 Mr David Huges

builder

project/site
 Capel cottage
 Sneedhams Green
 Matson
 Gloucester
 GL4 6EQ

title
 PROPOSED SITE
 BLOCK PLAN

drawn	date
Scale 1:250	
Drg No 4460/5	rev E



- MECHANICAL VENT
- INSPECTION CHAMBER
- RODDING EYE
- WASTE DRAINAGE
- STORM WATER DAINAGE
- STRUCTURAL BEAM
- BOUNDARY LINE
- SMOKE ALARM
- ELECTRICAL SOCKET

APPROVE DRAINAGE CONNECTIONS WITH SEVER TRENT WATER OR COUNCIL DRAINAGE DEPT WHERE APPLICABLE

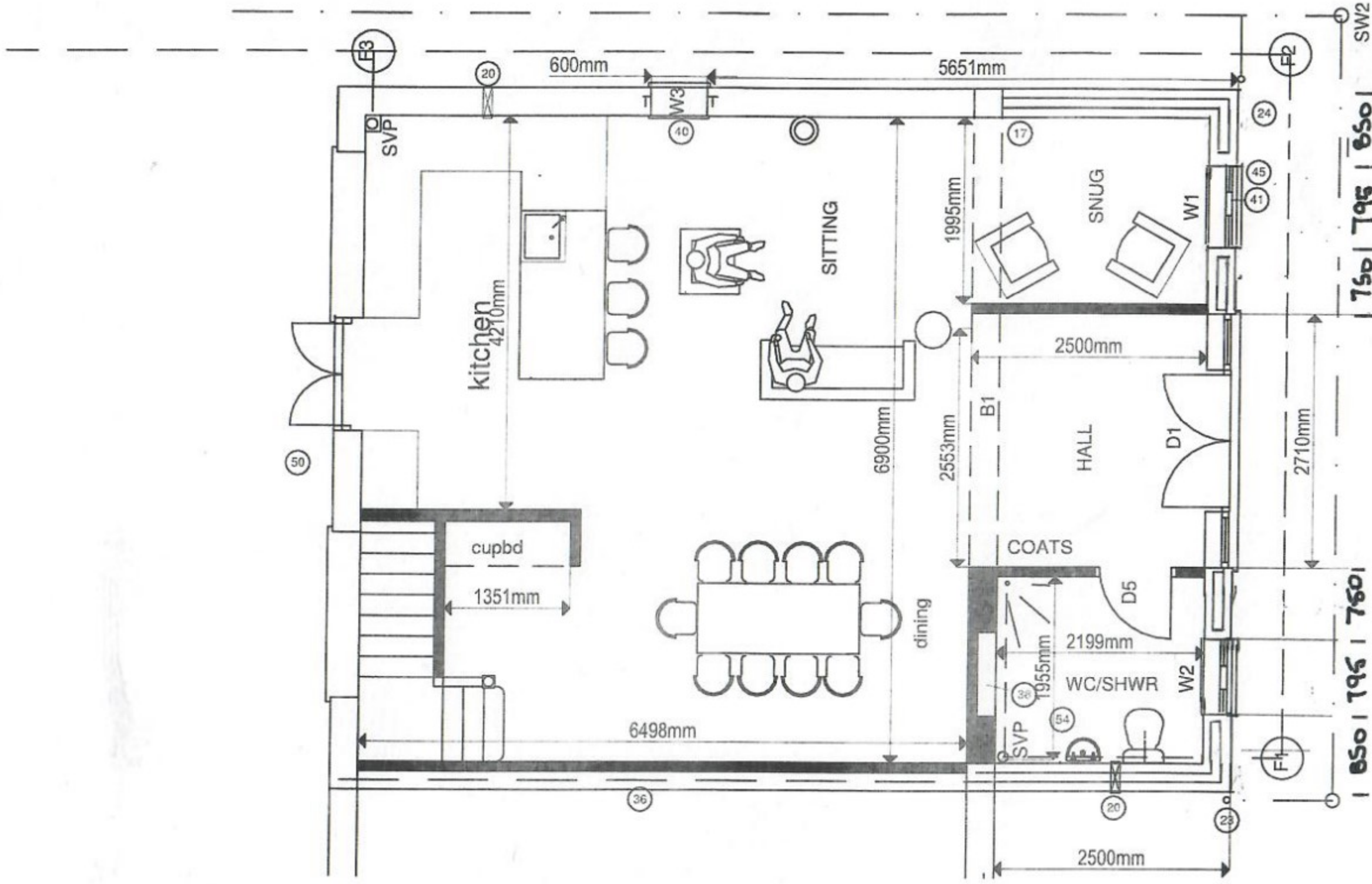
PART WALL ACT TO BE COMPLIED WITH WHERE APPLICABLE

FIRST FLOOR

Health and safety proceedures to be complied with in all instances prior and throughout all works

REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
 DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
 IF IN DOUBT - ASK

	notes: <small>DO NOT SCALE DRAWING FOR CONSTRUCTION PURPOSES DIMENSIONS TO BE TAKEN AT SITE, CHECKED AND AGREED BEFORE ANY WORK IS STARTED OR MATERIALS ORDERED</small>		client Mr David Huges	project/site Capel cottage Sneedhams Green Matson Gloucester GL4 6EQ	title PROPOSED GROUND FLOOR DETAILS	drawn Scale 1:50	date -
	rev date description	builder	Drg No 4460/6	rev A			



- MECHANICAL VENT
- INSPECTION CHAMBER
- RODDING EYE
- WASTE DRAINAGE
- STORM WATER DRAINAGE
- STRUCTURAL BEAM
- BOUNDARY LINE
- SMOKE ALARM
- ELECTRICAL SOCKET

APPROVE DRAINAGE CONNECTIONS WITH SEVER TRENT WATER OR COUNCIL DRAINAGE DEPT WHERE APPLICABLE










PART WALL ACT TO BE COMPLIED WITH WHERE APPLICABLE

GROUND FLOOR

Health and safety procedures to be complied with in all instances prior and throughout all works

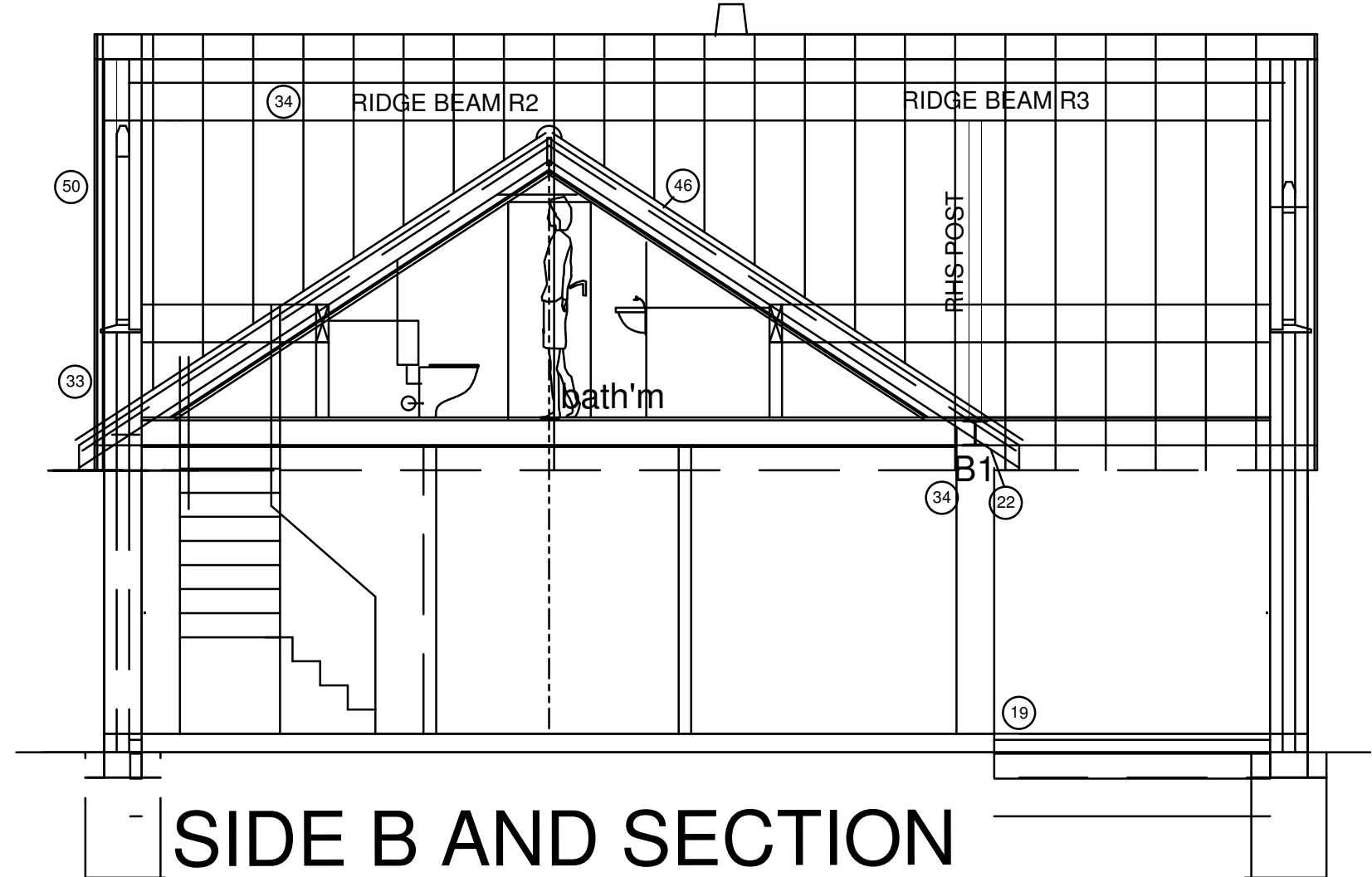
REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES. DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS IF IN DOUBT - ASK

	notes: <small>NOT TO SCALE DIMENSIONS TO FACE UNLESS STATED OTHERWISE ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED</small>		client Mr David Huges	project site Chapel cottage Sneedhams Green Malson Gloucester GL4 6EQ	title PROPOSED FIRST FLOOR DETAILS	drawn Scale 1:50	date			
	builder	<table border="1"> <thead> <tr> <th>rev</th> <th>date</th> <th>description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	rev	date	description				builder	Drwg No 4460/7
rev	date	description								

-  MECHANICAL VENT
-  INSPECTION CHAMBER
-  RODDING EYE
-  WASTE DRAINAGE
-  STORM WATER DRAINAGE
-  STRUCTURAL BEAM
-  BOUNDARY LINE
-  SMOKE ALARM
-  ELECTRICAL SOCKET

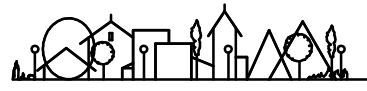
APPROVE DRAINAGE CONNECTIONS
WITH SEVER TRENT WATER
OR COUNCIL DRAINAGE DEPT
WHERE APPLICABLE










PART WALL ACT TO BE
COMPLIED WITH
WHERE APPLICABLE



Health and safety procedures to be complied with
in all instances prior and throughout all works

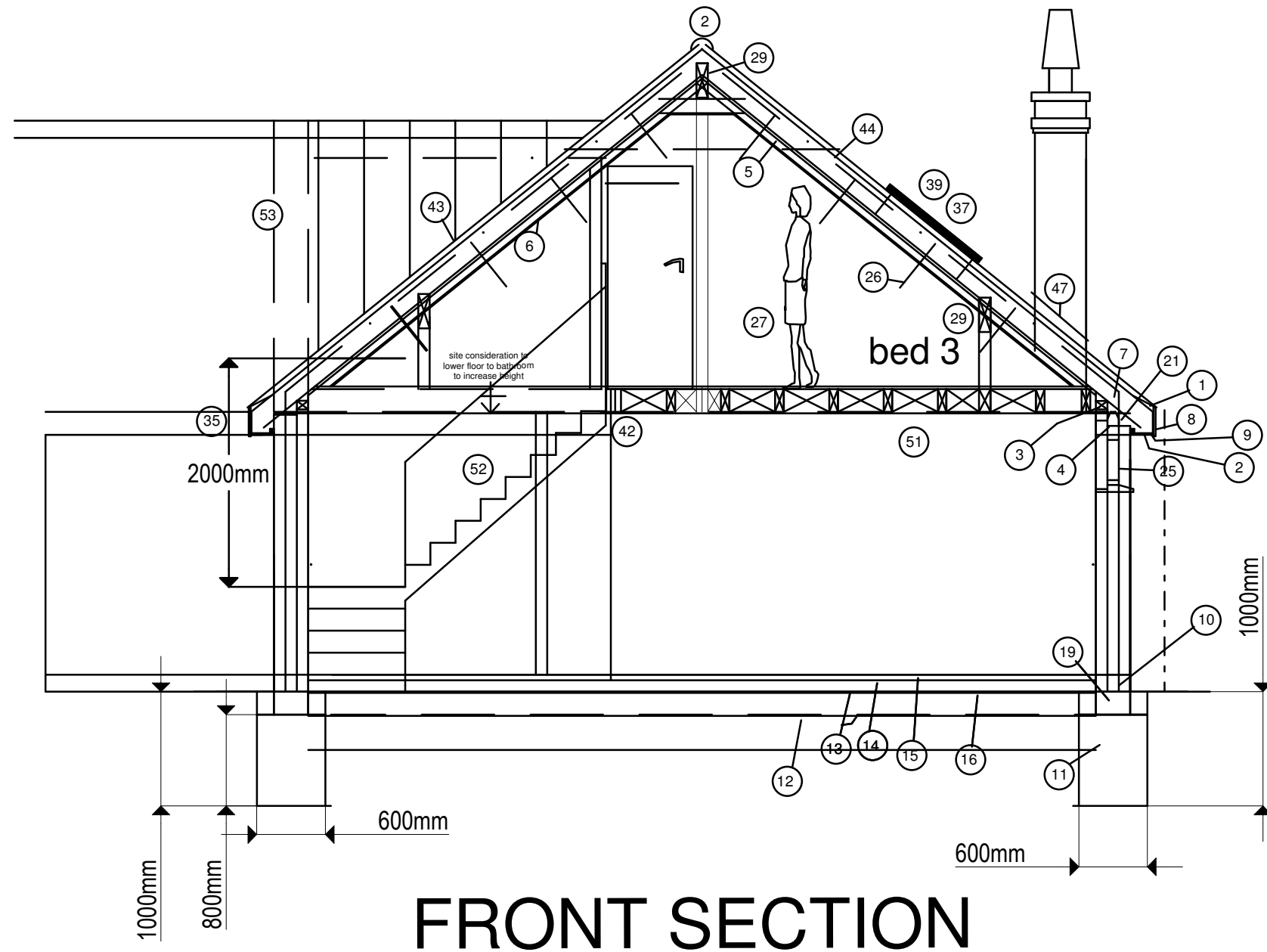
REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
IF IN DOUBT - ASK

 Keith Browning Architectural Consultant			notes: <small>DO NOT SCALE DRAWING FOR CONSTRUCTION PURPOSES DIMENSIONS TO BE TAKEN AT SITE, CHECKED AND AGREED BEFORE ANY WORK IS STARTED OR MATERIALS ORDERED</small>	client Mr David Huges	project/site Capel cottage Sneedhams Green Matson Gloucester GL4 6EQ	title PROPOSED SECTION DETAILS	drawn Scale 1:50	date -
	rev date description	builder		Drg No 4460/8			rev A	

-  MECHANICAL VENT
-  INSPECTION CHAMBER
-  RODDING EYE
-  WASTE DRAINAGE
-  STORM WATER DAINAGE
-  STRUCTURAL BEAM
-  BOUNDARY LINE
-  SMOKE ALARM
-  ELECTRICAL SOCKET

APPROVE DRAINAGE CONNECTIONS
WITH SEVER TRENT WATER
OR COUNCIL DRAINAGE DEPT
WHERE APPLICABLE

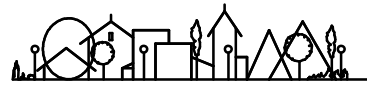
PART WALL ACT TO BE
COMPLIED WITH
WHERE APPLICABLE



FRONT SECTION

Health and safety proceedures to be complied with
in all instances prior and throughout all works

REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
IF IN DOUBT - ASK

 Keith Browning Architectural Consultant								
	notes: <small>DO NOT SCALE DRAWING FOR CONSTRUCTION PURPOSES DIMENSIONS TO BE TAKEN AT SITE, CHECKED AND AGREED BEFORE ANY WORK IS STARTED OR MATERIALS ORDERED</small>			client Mr David Huges	project/site Capel cottage Sneedhams Green Matson Gloucester GL4 6EQ	title PROPOSED SECTION DETAILS	drawn Scale 1:50	date -
	rev date description			builder			Drg No 4460/9	rev A

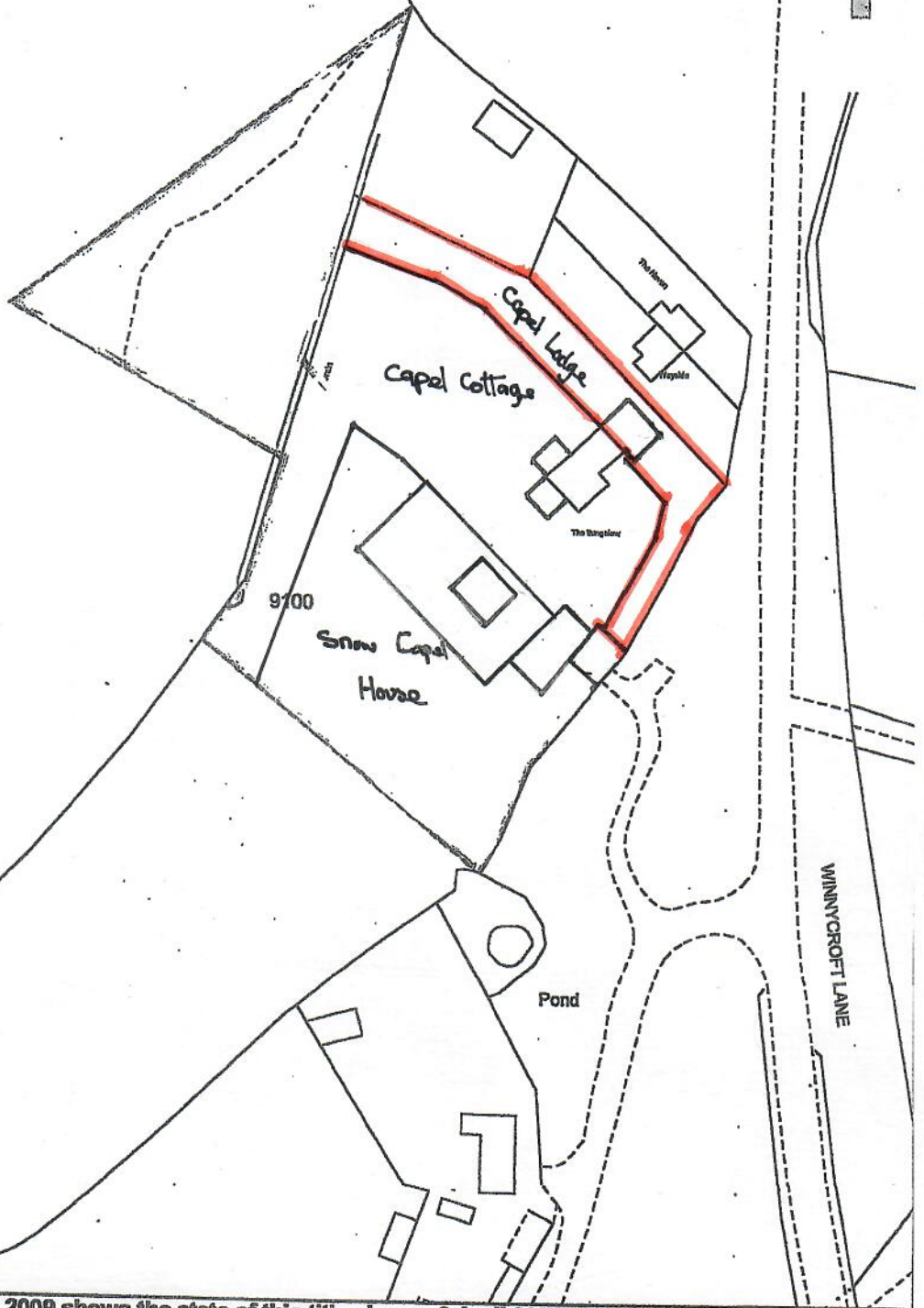
Land Registry
Official copy of
title plan

Title number GR332494
Ordnance Survey map reference SO8414SE
Scale 1:1250 enlarged from 1:2500
Administrative area Gloucestershire: Gloucester



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

LOCATION
PLAN



This official copy issued on 3 April 2009 shows the state of this title plan on 3 April 2009 at 10:05:55. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Gloucester Office.

GENERAL SPECIFICATIONS & DETAIL NOTES.

To be read in conjunction with Dwg No 4473 **REV A** and any additional Structural Engineers notes when applicable.

Page 1 of sheets.

Project : Proposed two storey extensions and conversion of existing annexe to independent dwelling

site : **Capel Cottage Annexe
Sneedhams Green
Matson
Gloucester
GL4 6EQ**

Client : Mr David Hughes

Architectural Consultant : Keith Browning.
Tel/Fax

Drawings : 4460 Existing elevations and floor plans r
4460/1 Proposed elevations and floor plans (2 sheets) rev a
4460/2 Proposed and existing elevations rev a
4460/3 Proposed and existing street scenes rev a
4460/4 Existing site block plan
4460/5 Proposed site block plan rev a
4460/6 Proposed ground floor details rev a
4460/7 Proposed first floor details side B rev a
4460/8 Proposed section details front rev a

With block plans and site plans

No work to be carried out until Full Building Regulations approval has been obtained. Where Conditional Approval is given the additional information , must be obtained by the contractor and approved by the Building Inspector. Old and new property boundaries must be agreed prior to the commencement of foundations being excavated.

SPECIFICATION NOTES.

Foundations.(where applicable)

Generally as shown on drawing. Trench fill depth depending on site conditions, take down to firm bottom and local Authority requirements. To **BS 8004 1981** Concrete mix ST2 or GEN1

Walls, roof and floor construction summary:

Walls: Facing brick and waterproof render outer skin, with 100mm fully filled cavity 0.28W/m²k u-value 100mm Dri-Therm 37 full fill cavity insulation with 100mm Celcon standard and 13mm lightweight plaster.

Ground Floor: 50mm and 50mm thick Knauf Polyfoam Floorboard Standard giving 0.22 W/m²K. "U" value.

Roof: 0.18W/m²k u-value with Kingspan Kooltherm K7 100 mm between rafters and 42.5 under rafters

Stud Partitions: To be filled with 50mm thick Knauf Crown Acoustic slab

Roof construction (0.16'U' value).

Interlocking tiles to suit minimum pitch on: treated battens 38 x 50 , fixed in accordance with manufacturers specifications, laid on B.S. 747 type if untearable roof felt, on 175 x 50 rafters and @ 400 c/c, (as detailed and to Structural Engineer's specifications) Span and pitch of roof to be manufactured from confirmed site detail measurements. rafters secured to laminated ridge beam with Mild Steel holding down straps @900m c/c. Insulation between and under rafters to be 0.18W/m²k u-value with Kingspan Kooltherm K7 100 mm between rafters and 42.5 under rafters. Finish with 12mm Plasterboard and 5mm skim. finish with 12mm foil backed plasterboard to ceilings to all rooms finish with 5mm plaster skim. Insulation to have 50mm clearance forming a free passage of ventilation through eaves. 'U' value of roof to be no greater than 0.16 "U". Roof ventilation to be provided with 'Redland' eaves to ridge system, fixed in accordance with manufacturers specifications. **Note or Attic trusses by specialist manufacturer.**

Walls :

Facing brick and waterproof render outer skin, with 100mm fully filled cavity 0.28W/m²k u-value 100mm Dri-Therm 37 full fill cavity insulation with 100mm Celcon standard and 13mm lightweight plaster. In accordance with ISO 6946. To be securely ties together with approved Stainless Steel wall ties and placed 900mm c/c horizontally and 450mm c/c vertically, staggered c/c at reveals. Cavities to be closed at eaves with min. of 9mm asbestos free insulation board or header closing course of bricks or blockwork.

Walls below ground level to be class 'A' concrete blocks 7N or FL (frost resistant) bricks laid with sulphur resisting cement. All external abutments to main cavity walls to have cavity trays over, and walls to have weep holes position @ max. 600mm c/c.

Where indicated: vertical tile hanging on dpc over 50 x 50 treated battens fixed to wall.

All Structural Timber.

To be SC4grade treated with pressure applied preservative

Windows and Doors. (min 0.20 'U' value). to be agreed with client.

Purpose made aluminium powder coated or upvc with thermal break (to be confirmed by client) and double Pilkinton K glass low E argon filled 1.7Wm²K to separate details for type/styles.22mm units (12mm airgap)All opening vents to be min. 1/20 of the floor area for the rooms they serve. All sills and jambs to have high load DPC. Mastic weather seal to be injected between frames and masonry externally. All new glazing in critical locations to be double glazed and in safety/toughened glass.BS 6206 Class B all internal doors to have 10mm gap at bottom. Escape windows to bedrooms to have an opening of at least .33m² (min 450mm wide and high) and with a cill level between 850mm-1100mm above floor level

Drainage.(where applicable see drawing)

Below ground pipework to be 'Hepsleeve' flexible jointed laid to be a minimum fall 1:40. All drains to be surrounded with 150mm pea gravel with 'Flexcell' completely separating concrete at pipe joints. Drains that pass through walls or foundations to be bridged so that the pipe will; not be affected by the movement of wall or foundations with a minimum clearance of 100mm. Pipes in floors to be wrapped with 100mm of compressible insulation.

Inspection Chambers. (as required at site)

Inspection chambers to be constructed of 225mm semi-engineering bricks or

approved concrete sections on 150mm concrete base or polypropylene supersleeve purpose designed chambers bedded on a granular fill or concrete base as before and fitted with class 'C' cover. All to comply with manufacturers conditions for site works. Positions of chambers to be confirmed and located at site. Any inspection chamber between a depth of 1.2-3.0m must be fitted with a reduced access 350 dia.

Electrical Installation. (Client to select scheme.)

To be agreed with contractor. Installation to conform to IEE wiring regulations latest edition. Energy efficient light to be fitted to each new room created. All new sockets and switches to be positioned between 450mm and 1.2m above ground level. Switches and sockets to client's requirements Down light fire protected lamps to shower room with pull cord. external PIR at side and rear doors. All electrical work is required to meet the requirements of Part P Building regulations (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completing, the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Heating.

Existing central Heating system to be extended by specialist. All new radiators to be temperature controlled, with zone controls to differentiate heating demands with thermostatic radiator valves fitted on all radiators. Where a new boiler is to be fitted (when applicable depending on capacity of existing to be checked by Builder's Heating Engineer) timer controls in accordance with minimum SEDBUK value min 86 % (seasonal efficiency of domestic boilers in UK see drawings). Commissioning certificate to be available for the Building Control Officer's inspection and to be handed over to client together with operating instruction of boiler. Include option for underfloor heating in rooms to be specified by client. Option to use air source heat pump to be confirmed with client. Add solar panels to south face roof slope (with clients approval)

Damp Proof.

Hyload pitch polymer type, lapped and glued as per manufacturers instructions, horizontal dampcourse to be minimum 150mm above ground level and linked with DP membrane. Code 5 lead flashings to roof and walls.

Plumbing.

All hot and cold feeds to be in copper. All wastes in approved plastic. Shower,

bath and sink wastes to be a min. of 50mm dia., all at a fall between 18 and 90mm/m. All wastes directly connected to the S & V.P. to have a deep seal or anti-vac traps. 100mm dia. Plastic S & V.P. complete with a terminal balloon at its termination above roof level and an approved sleeve flashing where passing through roof. An indirect water cylinder to be in the airing cupboard, pipework to be securely clipped and insulated where necessary through floors and roof voids. All waste to have 76mm trap and seal.

Ventilation.

Utility area and bathroom wc's to have extractor fan capable of extracting 30litres/sec with 15min overrun. All windows to incorporate a trickle vent providing min. 8000mm² additional ventilation.

Vent to external air via wall or roof terminal depending on site requirements. Kitchen to have extraction vent to equal 30 litres/sec or extraction hob to equal 60 litres/sec.

Smoke Detectors.

Two units mains operated to be installed with battery back up positioned in main hall and landing of the existing house within 7m of any habitable room. Add smoke alarm to new hallway extension.

General Notes.

All dimensions to be taken and agreed at site. All work to be in accordance with the Building Regulations relevant codes of practice and British Standards - no deviations accepted (relaxations to be approved by the Building Inspector).

Builder to check all dimensions and details before any work is started or materials ordered. Site to be stripped of vegetable matter.

All temporary support to structure to be sole responsibility Of the main contractor. No work to commence before Building Regulations and Planning approvals have been obtained. Structural Engineer to attend site before work is commenced to advise accordingly, providing calculations and details when required.

Builder to prepare separate bill of qualities for clients approval.

Dimensions and Details on Drawing.

Whilst every effort is made to ensure that the dimensions on the plan are accurate, errors can occur. As the parties to the contract are between the client and the nominated builder it is a condition on all plans that the builder accurately checks all dimensions on site before starting work and before ordering any materials and that all stipulated details for conditional passing of plans to be collected by the builder from his materials supplier and manufacturers.

The is specifically done to protect the possibility of an error getting through the checking procedure. Should the builder need to make any adjustments or amendments he should inform the Building Control Officer before carrying them out. No responsibility will be taken for negligence or consequential loss with regard to incorrect dimensions shown on the plan as these could have been corrected, under the checking procedure, and the builder has been specifically instructed on the plans to check dimensions before procedure. There can be no variation in the contract price without authority from the client/building designer.

Details to be Established at Site:

- D1. Locate and establish existing drains.
- D2. Bedding to underground pipework to be in accordance with manufacturers instructions and approved document H. Generally the underground pipe must be bedded on a minimum 100mm of granular fill to B.S. 882 or B.S. 8301 as Class N. Any other special precautions will be taken at site depending on ground conditions.
- D3. Internal decoration to be agreed with client. External decoration one coat primer two coats undercoats finish to specific joinery as required by client.
- D4. Builder to survey site prior to tender to establish Clients exact requirements and to include for any extras in the final quotation.

Part A

1 Awaiting Structural Engineer's details/calculations for your approval prior to works starting at site

Health and Safety.

Before the construction takes place, the contractor/builder and client should take into account the risks associated with all aspects of the works with respect to Construction (Design and Management) Regulations 1994 (CMD) and the supporting code of practice (ACoP) available from HMSO (Her Majesty's Stationary Office.) Everyone involved on or off site directly or indirectly must be aware of the risks or hazards involved and consider the risks during the works by taking adequate protection and advice. Particular attention should be given to the various stages of the works and their associated hazards with particular care to be taken on removal of existing ground floor walls and gable wall and the supporting of existing floors and structure while new beams are inserted. Structural Engineer to advise at site before any work is started.

Conservation of Fuel and Power.

- 1 To reduce the possibility of thermal bridging around openings, Thermabate or similar approved system to be used around all external opening and all lintels to be insulation filled.
- 1 Infiltration of cold outside air through leakage paths in the building envelop to be avoided.
- 1 Continuous sealing to be provided around:
Abutments of walls, ceiling, floor and windows and ducting and service pipework.
- 1 All pipework to be insulated in unheated spaces.
- 1 Finish to all internal surfaces to be 12.5 mm plaster skin.
- 1 All new heating to be temperature controlled.
- 2 Add energy saving light fittings to new rooms
- 3 Foundation depth to be taken down to take account of trees and final dimension agreed at site with building inspector
- 4 The bricklayer should allow for bed joint reinforcement in two courses of blocks above and below door and window openings in order to control thermal cracking.
- 5 The name and registration number of the electrician should be provided to the Building inspector.
- 6 The stub stack to the ground floor wc should be fitted with an air admittance value.
- 7 Windows to overlap cavities by at least 75mm

Schedule A:

1. Timbers shall be 10% over sized or doubled up under new partitions, under new bath locations, etc. (A1)
2. The smoke detector at ground floor level shall be altered to an optical type detector. (B1)
3. New hot and cold water storage systems shall be in accordance with Approved Documents G, J & L. (G/J/L)
- 4.. New above or below ground drainage shall comply with Approved Document H
New soil vent pipes shall finish at least 900mm above any opening into the building within 3m. (H)
8. All new windows and roof lights shall be WER Band C or better or achieve a U value of 1.6 (not 2.0 as specification indicates) as set in October 2010 Approved Document L1B. (L1B)
9. In areas affected by building work, provide low energy light fittings that number not

less than three per four of all light fittings. (L1B / DBGC 2010)

Schedule C:

1. Above and below ground drainage tests shall be completed and submitted to the building inspector on completion. (H)
2. New gas installations shall be installed and commissioned by a competent person. A copy of the commissioning certificate should be provided on completion. (J)
3. All electrical services shall be installed, inspected and tested by a Part P registered competent person or contractor in accordance with BS 7671. A copy of the completion certificate should be provided. (P1)

Advisory Notes:

1. It is the responsibility of the builder and the client to ensure compliance with the minimum standards of the Building Regulations.
2. It is advised to consider installing a Grade D LD2 category fire alarm system which complies with BS5839: Part 6. To meet the standard smoke detectors should be provided in the lounge, circulation areas at each level and a heat detector should be provided in the kitchen.

Detail notes.

- 1) Tilt Fillet.
- 2) Provide 25mm continuous gap to soffit to fly screen for roof ventilation and fit G range tile and slate ventilators at high level roof abutments with wall to give 5mm continuous gap. Redland System
- 3) 100 x 75 treated wallplates bedded to the wall and secured @ 1200c/c with stainless steel straps.
- 4) Catnic or IG lintels ref. And type details to be supplied by manufacturers. To have a minimum bearing of 150mm at each end. Lintels to be insulated and to have high DPC cavity trays over.
- 5) Knauf Crown between rafters and over rafters 0.16 U value
- 6) 12.7mm thick foilbacked plasterboard and skim to ceiling.
- 7) Cavities to be closed at tops of walls with non-combustible material.
- 8) 25x175mm Fascia board or suit existing.
- 9) 6mm select plywood soffit. W.B.P. grade.
- 10) Cavity fill weak mix concrete to within 225mm of DPC.
- 11) Mass concrete foundations 1:2:4 mix and to load bearing internal walls.
- 12) Pressure consolidated 300mm thick hardcore.(2 x 150 layers)
- 13) 1200 gauge polythene DPM on 25mm sand binding.
- 14) Concrete slab oversite 100mm thick.
- 15) Screed floor finish 65mm thick.

- 16) Floor insulation. (see above spec)
- 17) RIW LAC system waterproofing to exterior walls at abutments.
- 18) DPM to be continuous with DPC at all abutments.
- 19) Class A dense concrete blockwork below ground level.
- 20) Mechanical vent position, to roof or wall terminal.
- 21) High load DPC cavity trays over all lintels.
- 22) Concrete padstones under all lintel bearing ends.
- 23) New downpipe disposal to existing system
- 24) Projecting brick piers aesthetic.
- 25) High performance for use in adverse weather conditions with high adhesive strength.
- 26) 30x5x1.2 long galv. Mild steel lateral restraint straps @900c/c.
- 27) Ceiling to floor heights as shown on drawing. Generally as existing
- 28) Safety glazing doors with lintel above.
- 29) Ridge beam and purlins design by Structural Engineer's details (allow 100 x 400)
- 30) Continue extract vent to external air
- 31) Standard openings with Catnic lintel
- 32) Solid wall built off full depth footing .
- 33) Create new cavity wall as main specifications
- 34) New structural beams, roof calculations and details by Structural Engineer.
- 35) Connect gutters to new down pipes
- 36) Existing cavity wall
- 37) Window to comply with egress in for fire escape
- 38) Block up window and allow for inset shelf
- 39) Double rafters at sides of roof windows and dormer bolted together
- 40) Insert window
- 41) Thick structural window mullion by window manufactures
- 42) Trimming details to stairs details by engineer
- 43) Code 5 lead valley or valley tiles on 200 x 25 WBP treated ply.
- 44) 50 mm air gap.
- 45) Extend lintel over both windows.
- 46) Structural valley hip rafters by details by engineer.
- 47) Code 4 lead flashing and soakers to existing chimney stack
- 48) Trimmers to stairs to be triple joists bolted together (to be confirmed by Engineer)
- 49) New soil and vent pipe boxed in with 75 x 50 framework and clad with 2 x 12mm plasterboard
- 50) Retain existing windows and doors
- 51) First floor joists 75 x 220 @ 400 c/c with herringbone blocking between joists with 22mm flooring grade board insulate floor throughout with 200 Celotex
- 52) Stairs by specialist manufacture max 220 risers and min 220 going 41

- degrees pitch with balustrades and handrail 900 high.
- 53) Build up cavity wall as main spec on existing where needed to underside of roof cover.
 - 54) Re-locate independent services/ boxes as required.
 - 55) Clad wall with composite plasterboard 60mm thick
 - 56) RHS post, constructed in stud, as mid-span loading point for ridge beam (engineer to confirm)



Gloucestershire Building Control Partnership

Gloucestershire
Building Control Partnership

Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

Telephone: [REDACTED]

CERTIFICATE OF COMPLETION

The Building Act 1984
The Building Regulations

Building Regulations Reference Number:
2018/1344/DEXFP

1 Details of Work

Extensions and alterations to create independent dwelling.

2 Location of building to which work relates

Capel Cottage
Sneedhams Green
Gloucester
GL4 6EQ

3 Deposit of particulars

Full Plans were deposited under the Building Regulations made under Section 1 (3) of the Building Act 1984 on: 06/08/2018

4 Completion Date: 06/06/2022

5 Compliance with the Building Regulations

This certificate which is given in accordance with Regulation 17, is evidence, but not conclusive evidence, that the requirements specified in the certificate have been complied with.

[REDACTED]
Paul Bowley
Head of Building Control

Date: 7th June 2022

Note: This certificate:

- 1 *Relates only to the work described above and is in respect of compliance with the relevant requirements of Schedule 1 of the Regulations;*
- 2 *Does not relate to any work carried out to which the regulations did not apply on this occasion or work carried out and independently certified under a Competent Persons Scheme, and*
- 3 *Describes the works that, in so far as the Authority has been able to ascertain, are in compliance with the relevant requirements of the Building Regulations.*



Gloucestershire Building Control Partnership

Gloucestershire
Building Control Partnership

Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

Telephone: [REDACTED]

CERTIFICATE OF COMPLETION

The Building Act 1984
The Building Regulations

Building Regulations Reference Number:
2018/1344/DEXFP

1 Details of Work

Extensions and alterations to create independent dwelling.

2 Location of building to which work relates

Capel Cottage
Sneedhams Green
Gloucester
GL4 6EQ

3 Deposit of particulars

Full Plans were deposited under the Building Regulations made under Section 1 (3) of the Building Act 1984 on: 06/08/2018

4 Completion Date: 06/06/2022

5 Compliance with the Building Regulations

This certificate which is given in accordance with Regulation 17, is evidence, but not conclusive evidence, that the requirements specified in the certificate have been complied with.



Paul Bowley
Head of Building Control

Date: 7th June 2022

Note: This certificate:

- 1 *Relates only to the work described above and is in respect of compliance with the relevant requirements of Schedule 1 of the Regulations;*
- 2 *Does not relate to any work carried out to which the regulations did not apply on this occasion or work carried out and independently certified under a Competent Persons Scheme, and*
- 3 *Describes the works that, in so far as the Authority has been able to ascertain, are in compliance with the relevant requirements of the Building Regulations.*



GLOUCESTER
CITY COUNCIL

Development Control
4th floor Herbert Warehouse
The Docks, Gloucester, GL1 2EQ
Tel: 01452 396786
Fax: 01452 396779

Email: development.control@gloucester.gov.uk
Website: www.gloucester.gov.uk/planning

Application for Planning Permission.
Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text" value="MR"/> First name: <input type="text" value="DAVID"/>	Title: <input type="text" value="MR"/> First name: <input type="text" value="KEITH"/>
Last name: <input type="text" value="HUGHES"/>	Last name: <input type="text" value="BRANNING"/>
Company (optional): <input type="text"/>	Company (optional): <input type="text"/>
Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text" value="19"/> House suffix: <input type="text"/>
House name: <input type="text" value="CAPEL COTTAGE"/>	House name: <input type="text"/>
Address 1: <input type="text" value="SNEEDHAM GREEN"/>	Address 1: <input type="text" value="BROOKLANDS PARK"/>
Address 2: <input type="text" value="MILTON"/>	Address 2: <input type="text" value="LONGLEVEN'S"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text" value="GLOUCESTER"/>	Town: <input type="text" value="GLOUCESTER"/>
County: <input type="text" value="GLOS"/>	County: <input type="text" value="GLOS"/>
Country: <input type="text" value="UK"/>	Country: <input type="text" value="UK"/>
Postcode: <input type="text" value="GL4 6EQ"/>	Postcode: <input type="text" value="GL2 0DN"/>

3. Description of the Proposal

Please describe the proposed development, including any change of use: **REVISED APPLICATION REF: 18/00499/FUL**

PROPOSED CHANGE OF USE ALTERATIONS AND EXTENSIONS OF EXISTING ANNEXE TO INDEPENDENT DWELLING WITH THE BENEFIT OF EXISTING VEHICULAR AND PEDESTRIAN ACCESS WITH THE BENEFIT OF EXTANT PLANNING PERMISSION.

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

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? Yes No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

Application No 20/00314/FUL

Discharge of Conditions

1	Development to commence within 3 years	Permission granted 07 April 2020. Plus 3 years = 07 April 2023. Works completed evidenced by Gloucestershire Building Control Partnership 'Certificate of Completion' – completion date 06/06/2022.
2	Development carried out in accordance with application form and drawings listed	Evidenced by Gloucestershire Building Control Partnership 'Certificate of Completion' – completion date 06/06/2022.
3	External materials to match in colour, form and texture to the existing building	Bricks used in original building were no longer available. Alternative used were Wienerberger Terca, which were the closest match available and the difference in colour and texture are almost impossible to determine from the original. Roof tiles - re-used existing Redland granulated brown tiles to tie in with existing elevation. These tiles were no longer available so for the shortfall in tiles we have used Marley Ludlow Major granular tiles for the whole of the offside elevation as there is not tie in with the existing roof. This is the closest match available to the existing which after a weathering period the difference will be hardly noticeable.
4	Method of disposal of surface water	As the revised roof area was only slightly more than the original building the building inspector agreed that surface water could be discharged into the existing system. Evidenced by E mail dated 08/06/2021 and Gloucestershire Building Control Partnership Certificate of Completion – completion date 06/06/2022.
5	Parking and manoeuvring facilities	Condition complied with – car park area is in accordance with the approved drawings ('proposed site block plan'). Turning within the car park to be able to exit in a forward gear is being achieved
6	Secure cycle parking	Cycles are kept in a secure shed which is the norm for this type of development i.e. three bedroom semi detached house/bungalow
7	Electric vehicle charging point	Electric charging point installed by specialist company to comply with BS EN 62196 Mode 3 and BS EN 61851.