

Development Control Gloucester City Council PO Box 3252, Gloucester, GL1 9FW 01452 396396 development.control@gloucester.gov.uk www.gloucester.gov.uk/planning

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 rec	ommendations based on the answers given in the questions.
If you cannot provide a postcode, the help locate the site - for example "fi	ne description of site location must be completed. Please provide the most accurate site description you can, to eld to the North of the Post Office".
Number	246
Suffix	
Property Name	
Address Line 1	
Painswick Road	
Address Line 2	
Address Line 3	
Gloucestershire	
Town/city	
Gloucester	
Postcode	
GL4 4BS	
December 6 16 1 1	
·	ion must be completed if postcode is not known:
Easting (x)	Northing (y)
385013	216036

Planning Portal Reference: PP-11600179

Applicant Details
Name/Company
Title
MR & MRS
First name
MATT
Surname
DARBY
Company Name
Address
Address line 1
246 Painswick Road
Address line 2
Address line 3
Gloucestershire
Town/City
Gloucester
Country
Postcode
GL4 4BS
Are you an agent esting on habelf of the applicant?
Are you an agent acting on behalf of the applicant?
○ No
Contact Details
Primary number
***** REDACTED *****
Secondary number

Fax number	
Email address	
**** REDACTED *****	
Agent Details	
Name/Company	
Title	
MR	
First name	
Glenn	
Surname	
Church	
Company Name	
Homeplan Drafting Services	
Address	
Address line 1	
28 Jasmine Close	
Address line 2	
Abbeydale	
Address line 3	
Town/City	
Gloucester	
Country	
Postcode	
GL4 5FJ	
Contact Details	
Primary number	
***** REDACTED *****	
Secondary number	

Fax number
Email address
***** REDACTED ******
NEBROTEB
Description of Proposed Works
Please describe the proposed works
SINGLE STOREY EXTENSION TO SIDE, DISMANTLE AND RE-FIT CONSERVATORY
Lies the week elected without concept?
Has the work already been started without consent?  O Yes
⊗ No
Materials
Does the proposed development require any materials to be used externally?
○ No

material)
Туре:
Walls
Existing materials and finishes:  FACING BRICK AND TILE CLAD
Proposed materials and finishes:
RENDERED
Type: Roof
Existing materials and finishes: CONCRETE ROOF TILES
Proposed materials and finishes: CONCRETE ROOF TILES
Type: Windows
Existing materials and finishes:  UPVC DOUBLE GLAZED
Proposed materials and finishes:  UPVC DOUBLE GLAZED
Type: Doors
Existing materials and finishes:  UPVC DOUBLE GLAZED
Proposed materials and finishes:  UPVC DOUBLE GLAZED
Are you supplying additional information on submitted plans, drawings or a design and access statement?
<ul><li>✓ Yes</li><li>○ No</li></ul>
If Yes, please state references for the plans, drawings and/or design and access statement
DRAWINGS:
MD-246PR-G-001
MD-246PR-G-002B
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

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

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?
<ul><li>○ Yes</li><li>⊙ No</li></ul>
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?
<ul><li>○ Yes</li><li>⊙ No</li></ul>
Site Visit
Can the site be seen from a public road, public footpath, bridleway or other public land?
<ul><li>✓ Yes</li><li>✓ No</li></ul>
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?
<ul><li>○ The agent</li><li>○ The applicant</li></ul>
Other person
Pre-application Advice
Has assistance or prior advice been sought from the local authority about this application?
<ul><li>○ Yes</li><li>⊙ No</li></ul>
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
<ul><li>○ The Applicant</li><li>⊙ The Agent</li></ul>
Title
MR
First Name
Glenn
Surname
Church
Declaration Date
06/10/2022
✓ Declaration made

# I / We hereby apply for Householder planning permission 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

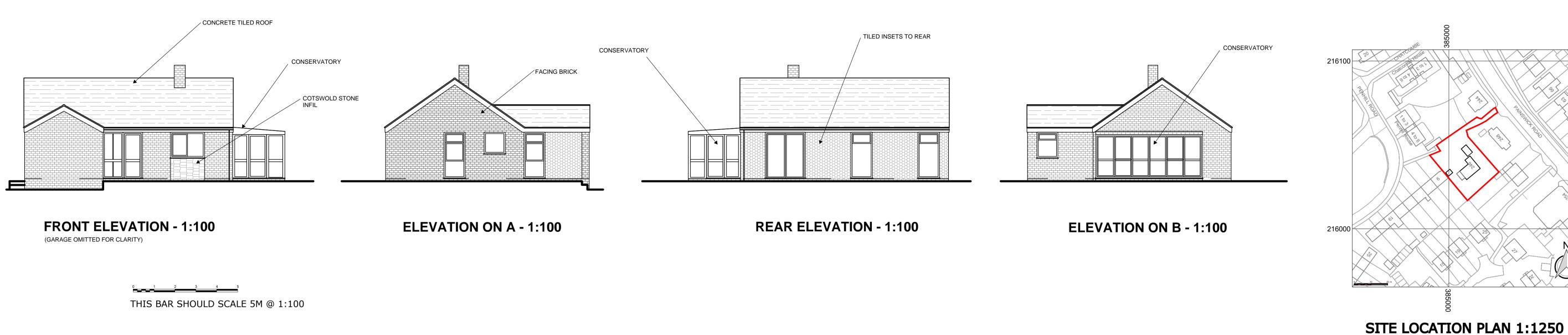
**Declaration** 

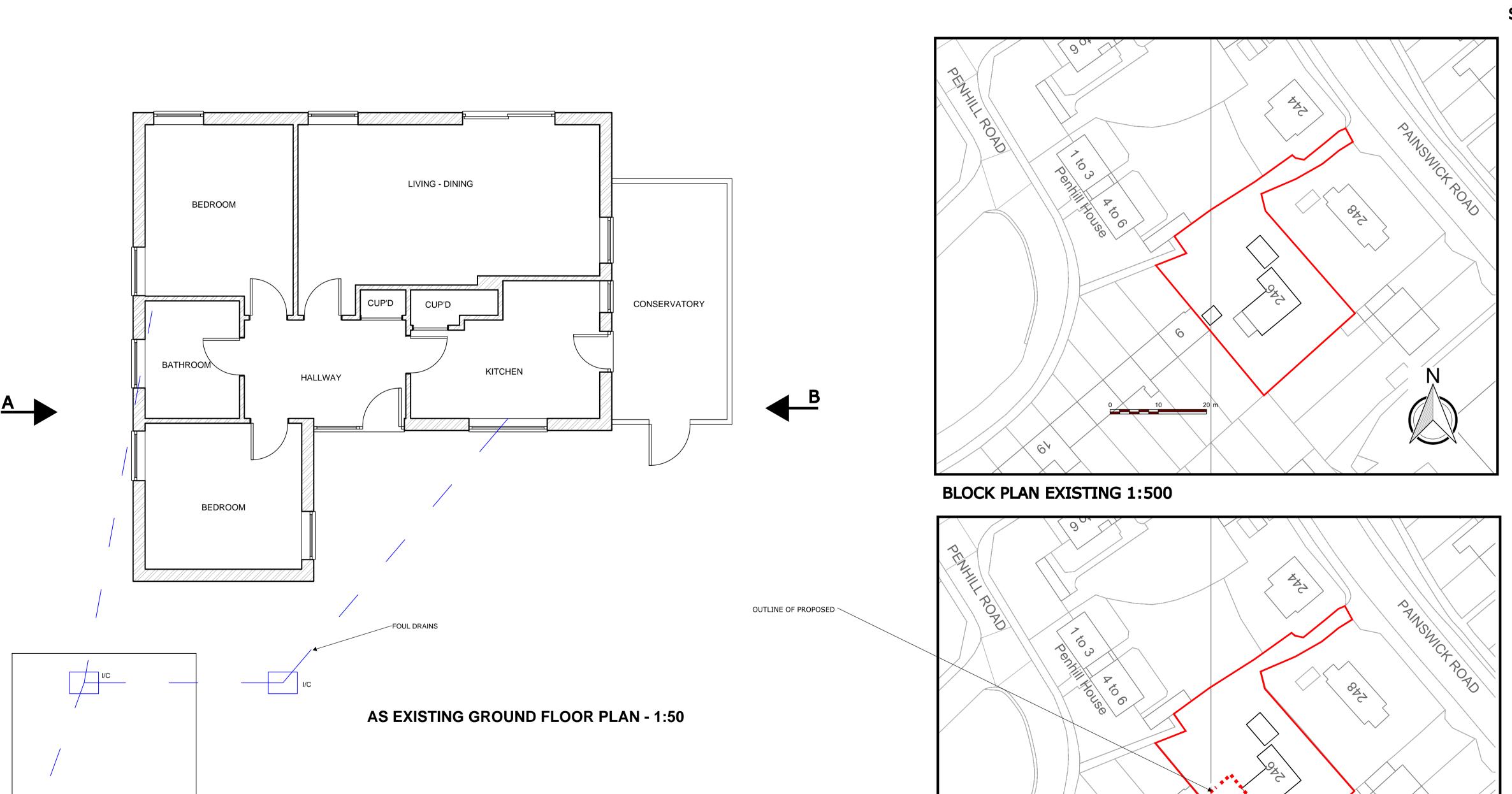
Glenn Church

06/10/2022

Date

Planning Portal Reference: PP-11600179





**BLOCK PLAN EXISTING 1:500** 

THIS BAR SHOULD SCALE 5M @ 1:50

GARAGE

NOTES
1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION. (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)

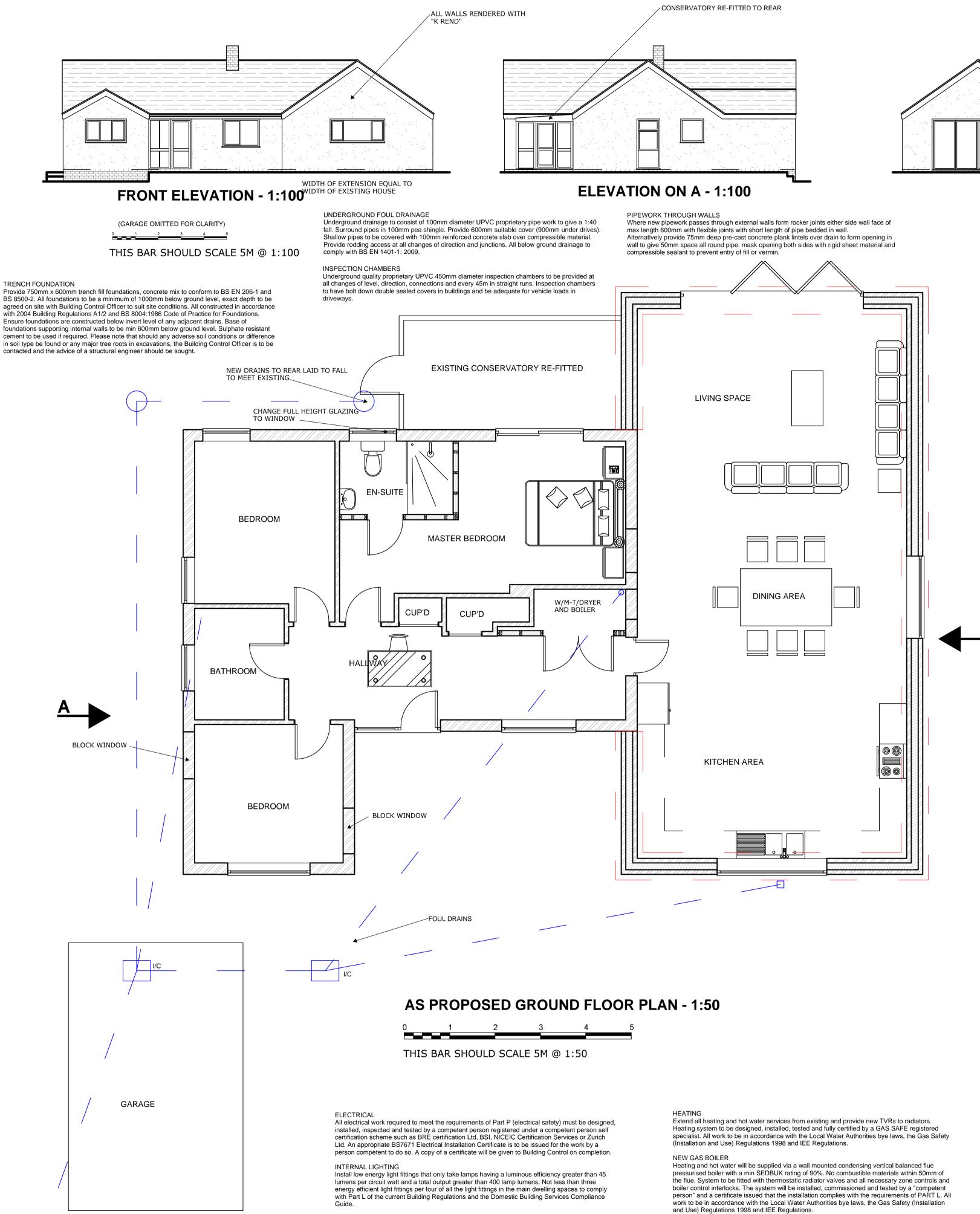
3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS

2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS

4) ALL WORKS TO BE CARRIED OUT UNDER ALOCAL AUTHORITY BUILDING NOTICE ALL BUILD NOTES ARE GIVEN BASED ON STANDARD BUILDING REGULATIONS DETAILS AND MAY VARY, CONSTRUCTION METHODS MAY VARY ACCORDING TO BUILDERS PREFERENCE AND BUILDING CONTROL OFFICER REQUIREMENTS. THESE DRAWINGS ARE PRODUCED FOR PLANNING ONLY.

REV A: 14-11-2022 NORTH ARROWS ADDED TO BLOCK AND SITE PLANS







# **REAR ELEVATION - 1:100**

SOLID FLOOR INSULATION UNDER SLAB To meet min U value required of 0.18 W/m²K

P/A ratio 0.5 Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 90mm thick Celotex GA4000 insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min

CONSERVATORY RE-FITTED TO REAR

50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new

65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

SOLID GROUND FLOOR U-value 0.18 W/m2K DPC 150mm above ground level lapped with dpm 65mm concrete sand cement with light reinforcement 100mm thick concrete slab A VCL should be laid over the insulation 1200g damp proof membrane 150mm sand blinded hardcore

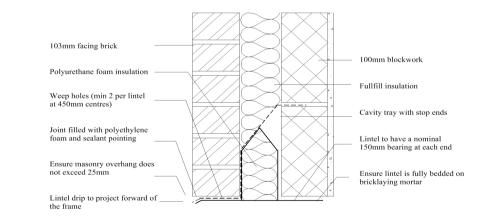
FULL FILL CAVITY WALL

To achieve minimum U Value of 0.18 W/m<sup>2</sup>K 20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Toplite Standard. Fully fill the cavity with 150mm Dritherm 32 cavity insulation as manufacturer's spec. Inner leaf to be 100mm lightweight, 0.15 W/m<sup>2</sup>K, e.g. Celcon solar, Toplite standard. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

# FULL FILL CAVITY WALL Cavity fully filled with 150mm Drithern Internal finish to be 12.5mm plasterboard on

- For uniformly distributed loads and standard 2 storey domestic loadings only Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

LINTEL AND CAVITY TRAY



INTERNAL STUD PARTITIONS 100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe Bath/shower - 3m for 40mm pipe 4m for 50mm pipe W/c - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN

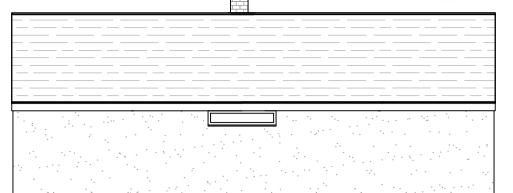
12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

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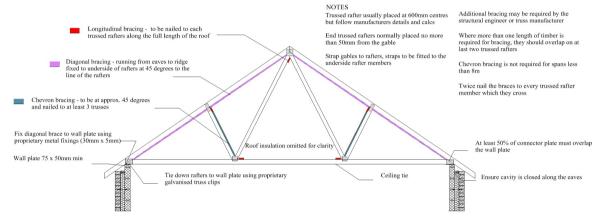
# **ELEVATION ON B - 1:100**

TRUSSED RAFTER ROOF

To achieve U-value 0.15 W/m<sup>2</sup>K Pitched roof to be formed using proprietary prefabricated manufactured trusses. Design of roof trusses to be produced by specialist truss manufacturer to BS EN 595:1995 and submitted to Building Control for approval prior to commencement of work. Trusses to be placed at max 600ctrs in accordance with BS 8103-3:2009 and BS EN 1995-1 on suitable wall plates fixed using proprietary galvanised steel truss clips. All strapping, fixing and bracing to be in accordance with manufacturer's instructions. Mechanically fix trusses to 100 x 50mm sw treated wall plates using galvanized steel truss clips.

Form ceiling using 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Insulation at ceiling level to be two layers of Rockwool insulation to total 300mm laid between over joists (cross direction). Provide polythene vapour barrier between insulation and plasterboard. Ensure opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Loft hatches should be suitable designed and installed to ensure optimum air tightness.

## FINK TRUSS ROOF



New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to existing mains drains where possible, if no suitable drains then to a new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

Walls, floors and roof of the building to be designed and constructed so that their structural and thermal performance will not be adversely affected by interstitial condensation, surface condensation or mould growth. Account to be taken of the building's form and orientation in relation to topography, prevailing winds, sunlight and over-shadowing, and the rate at which

Materials with the highest vapour resistance should be located on the warm side of a thermal element. VCLs to be provided where necessary. The junctions between elements are designed to Accredited Construction Details or guidance of BRE IP17/01] and BS 5250:2011+A1:2016 Code of practice for control of condensation in buildings to be followed.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm<sup>2</sup>; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm<sup>2</sup> Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens

Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

REV B: CONSERVATORY ADDED TO REAR.

