

Application for Planning Permission.
Town and Country Planning Act 1990

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.

1. Site Address

| | |
|----------------|-----------------------------------------|
| Number | <input type="text" value="20"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text"/> |
| Address line 1 | <input type="text" value="Barnfields"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Gloucester"/> |
| Postcode | <input type="text" value="GL4 6WE"/> |

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

| | |
|--------------|-------------------------------------|
| Easting (x) | <input type="text" value="383853"/> |
| Northing (y) | <input type="text" value="216334"/> |

Description

2. Applicant Details

| | |
|----------------|---------------------------------------------|
| Title | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Youbin"/> |
| Surname | <input type="text" value="Guo"/> |
| Company name | <input type="text"/> |
| Address line 1 | <input type="text" value="20, Barnfields"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Gloucester"/> |
| Country | <input type="text"/> |

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

5. Description of the Proposal

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Residential Dwelling

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. 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):

Walls

Description of existing materials and finishes (optional):

Red Brick

Description of proposed materials and finishes:

Red Brick

Roof

Description of existing materials and finishes (optional):

Interlocking Cement Tiles

Description of proposed materials and finishes:

Interlocking Cement Tiles

Windows

Description of existing materials and finishes (optional):

White PVCu

Description of proposed materials and finishes:

White PVCu

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

80677 - 01
80677 - 02
Design and Access Statement
CIL Form

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-----------------|---------------------------|--------------------------------------------|----------------------|
| Cars | 1 | 3 | 2 |

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

12. Biodiversity and Geological Conservation

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes No Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes No

If Yes, please provide details:

80677

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes No

If Yes, please provide details:

80677

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

- Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

16. Residential/Dwelling Units

| Market Housing - Proposed | | | | | | |
|---------------------------|--------------------|---|---|----|---------|-------|
| | Number of bedrooms | | | | | |
| | 1 | 2 | 3 | 4+ | Unknown | Total |
| Houses | 0 | 1 | 1 | 0 | 0 | 2 |
| Total | 0 | 1 | 1 | 0 | 0 | 2 |

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Add 'Market Housing - Existing' residential units

| Market Housing - Existing | | | | | | |
|---------------------------|--------------------|---|---|----|---------|-------|
| | Number of bedrooms | | | | | |
| | 1 | 2 | 3 | 4+ | Unknown | Total |
| Houses | 0 | 0 | 1 | 0 | 0 | 1 |
| Total | 0 | 0 | 1 | 0 | 0 | 1 |

Total proposed residential units

2

Total existing residential units

1

Total net gain or loss of residential units

1

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. 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

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

24. 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.

Yes No

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?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

26. 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.

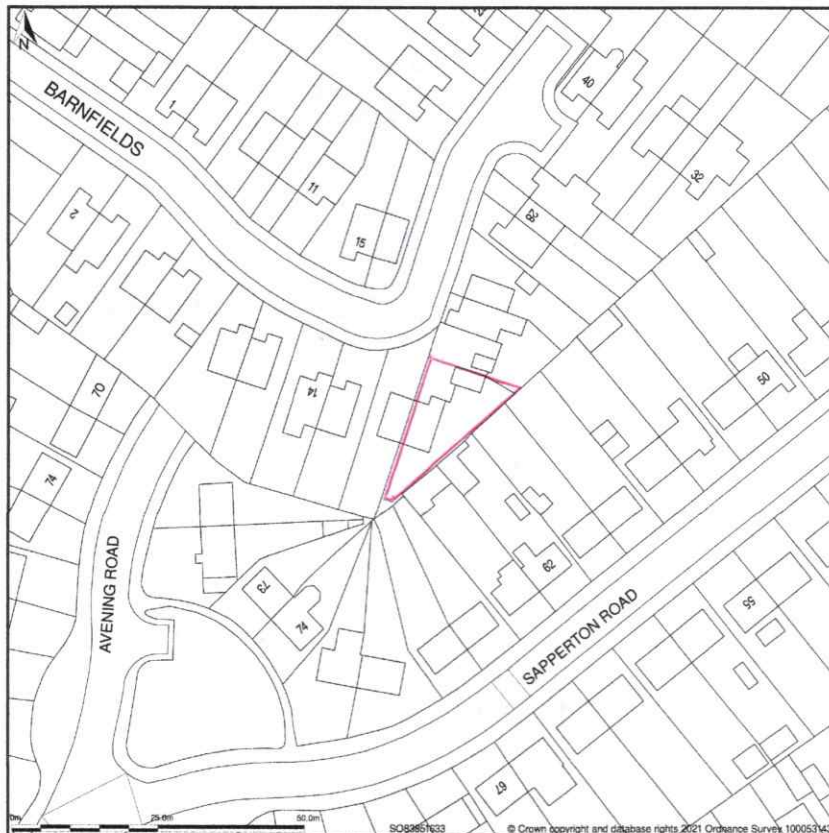
26. Declaration

Date (cannot be pre-application)

30/11/2021

PAPER SIZE
A4

20, Barnfields, Gloucester, Gloucestershire, GL4 6WE



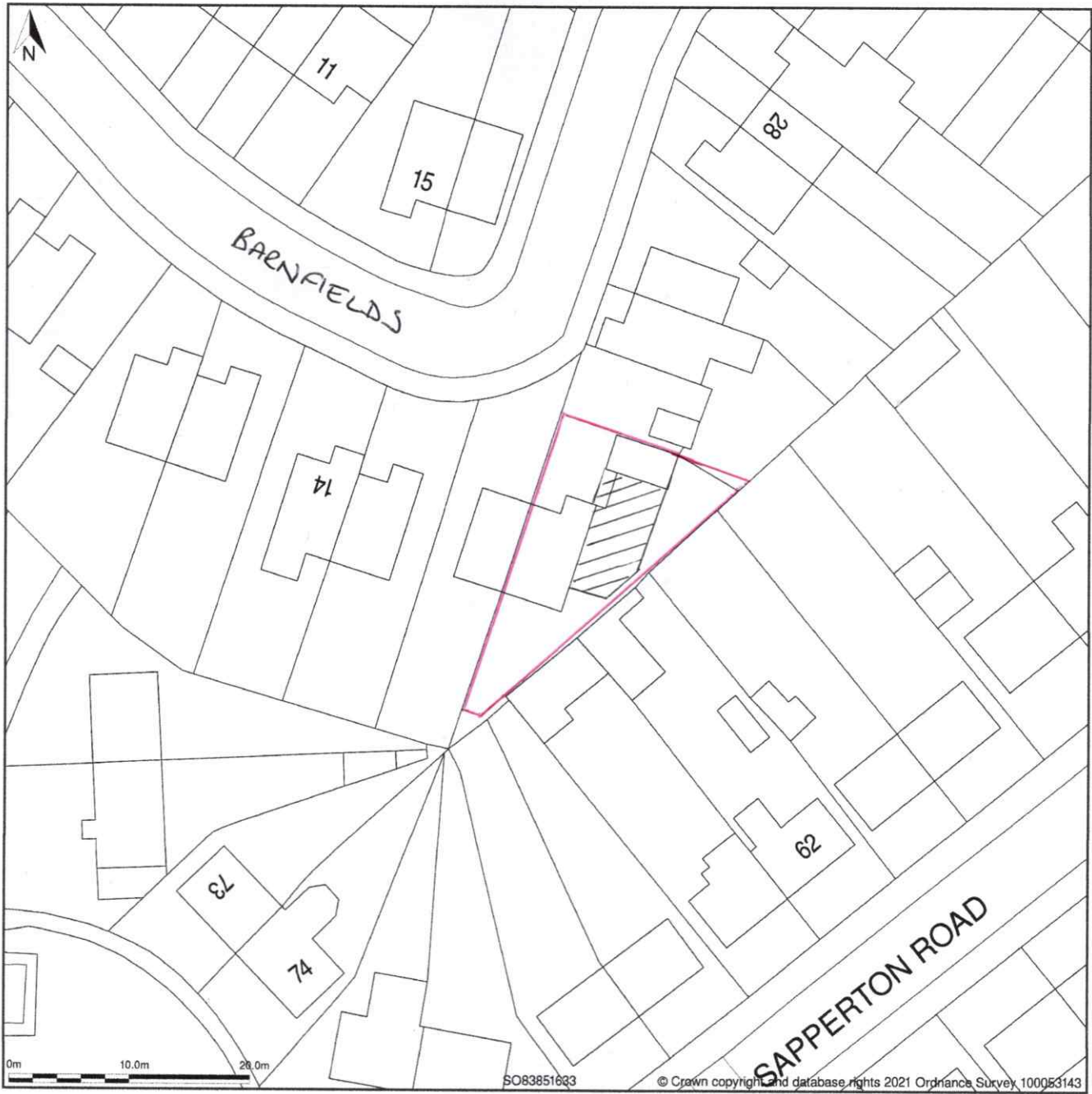
Site Plan shows area bounded by: 383782.3, 216263.24 383923.72, 216404.66 (at a scale of 1:1250), OSGridRef: SO83851633. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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PAPER SIZE
A4

20, Barnfields, Gloucester, Gloucestershire, GL4 6WE



Block Plan shows area bounded by: 383807.99, 216288.98 383897.99, 216378.98 (at a scale of 1:500), OSGridRef: SO83851633. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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PLANNING APPLICATION FOR 20 BARNFIELDS, GLOUCESTER, GL4 6WE
DRAINAGE REPORT

It is noted that a simple drainage report is required for this application.

The new dwelling itself increases the development by 82m².

The proposed rainwater drainage for all new surface water ideally would be to a soakaway, however due to existing outbuildings of neighbouring properties there is not a suitable position to site a soakaway and therefore we propose to connect the proposed rainwater collection to the existing which is a mains rainwater sewer.

The vehicle driveway will be made of bound permeable materials to allow for rainwater to return to the water cycle naturally.

All downpipes, gutters and access panels to rainwater will be sited wholly within the boundaries of the site and will remain the financial responsibility of the property owner.

**PLANNING APPLICATION FOR THE CREATION OF 1X 2 BED NEW DWELLING
AT
LAND TO SIDE OF 20 BARNFIELDS, GLOUCESTER, GL4 6WE
DESIGN AND ACCESS STATEMENT & STATEMENT OF SIGNIFICANCE**

This proposal is for the creation of a 1 x 2 Bed Dwelling plus the inclusion of two new vehicular parking spaces.

The existing 3 Bed House is currently in a good state of repair and is currently occupied as a residential dwelling.

The application site is not Grade I or Grade II listed, neither is it in view of any Listed Buildings.

We have created three parking spaces. Two for the existing house and one for the new dwelling, all of which are accessed via the original dropped kerb access for vehicular entry in accordance with guidelines set out by Highways England and the Local Authority Planning Department.

We believe that the proposed subdivision of the curtilage to facilitate the construction of new dwelling is acceptable.

In relation to drainage. All new surface water drainage for the new dwelling would run to a soakaway, so that there will be no addition of water to the sewage system already in place. The foul waste from the new property will be run directly into the existing mains water sewer that has an access point already existing in the area of the proposed site. This access point falls well within the existing curtilage of the site and therefore there would be no need for the 'digging up' of any pedestrian pathways or highway to facilitate this.

For Design of the proposed dwelling, we have sought to create a home which is modern in design whilst still picking up on features within the area. The materials we plan to use would be in keeping with the surrounding properties. The proposed dwelling is designed with ceiling heights that meet with current building regulations for new dwellings, however we have kept these heights at their minimum. All doors and structural openings have been sized for disability use and access, with the addition of a disability bathroom with wheelchair access and level wheelchair access at front and rear entrances.

The overall scale of the proposed dwelling is as drawn, to be in keeping with the other bungalows in the area. The proposed dwelling is in line with existing building lines. However, we are happy to look at scale and design if required to meet with requirements and policies set out by the Planning Officer during this application.

The current site is currently the large garden area of the applicants existing home. The site is wholly a residential curtilage.

It is felt that the proposal meets with local planning policies for new dwellings, vehicle & access requirements, drainage sustainability and heritage significance.

The proposed dwelling will be fitted with fire, smoke and burglar alarm systems that meet with current building regulations.

All building works are to be carried out within the physical boundaries of the property.

There will be no changes to ground levels and the property falls within Flood Zone 1 according to EA Flood Maps.

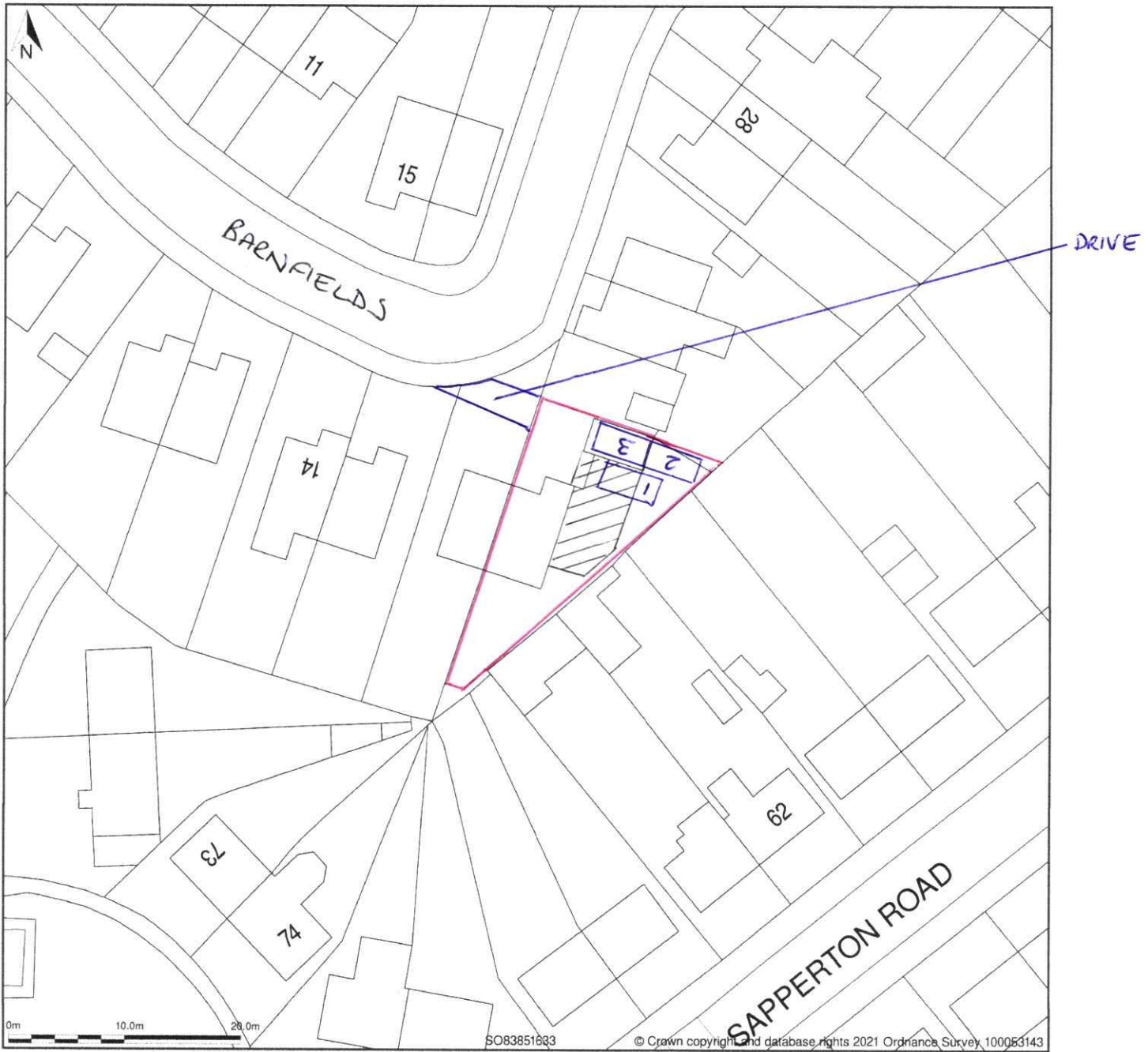
Utility services will be positioned to the front of the property to ease access.

The proposed property is in an established residential area and follows the general pattern of development, as such it would cause no demonstrable harm to surrounding owners or issues of acknowledged importance.

Those evaluating our proposals should also peruse the remainder of our application, especially the accompanying drawing numbered:**80677**

PAPER SIZE
A4

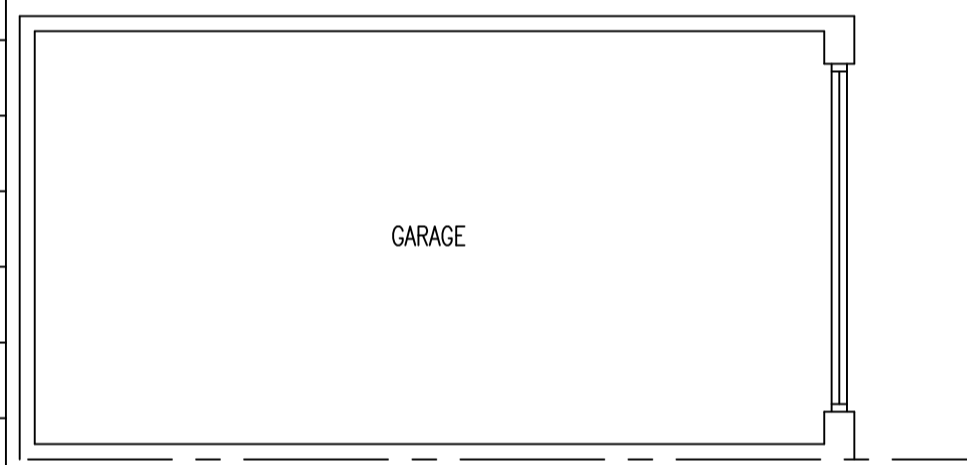
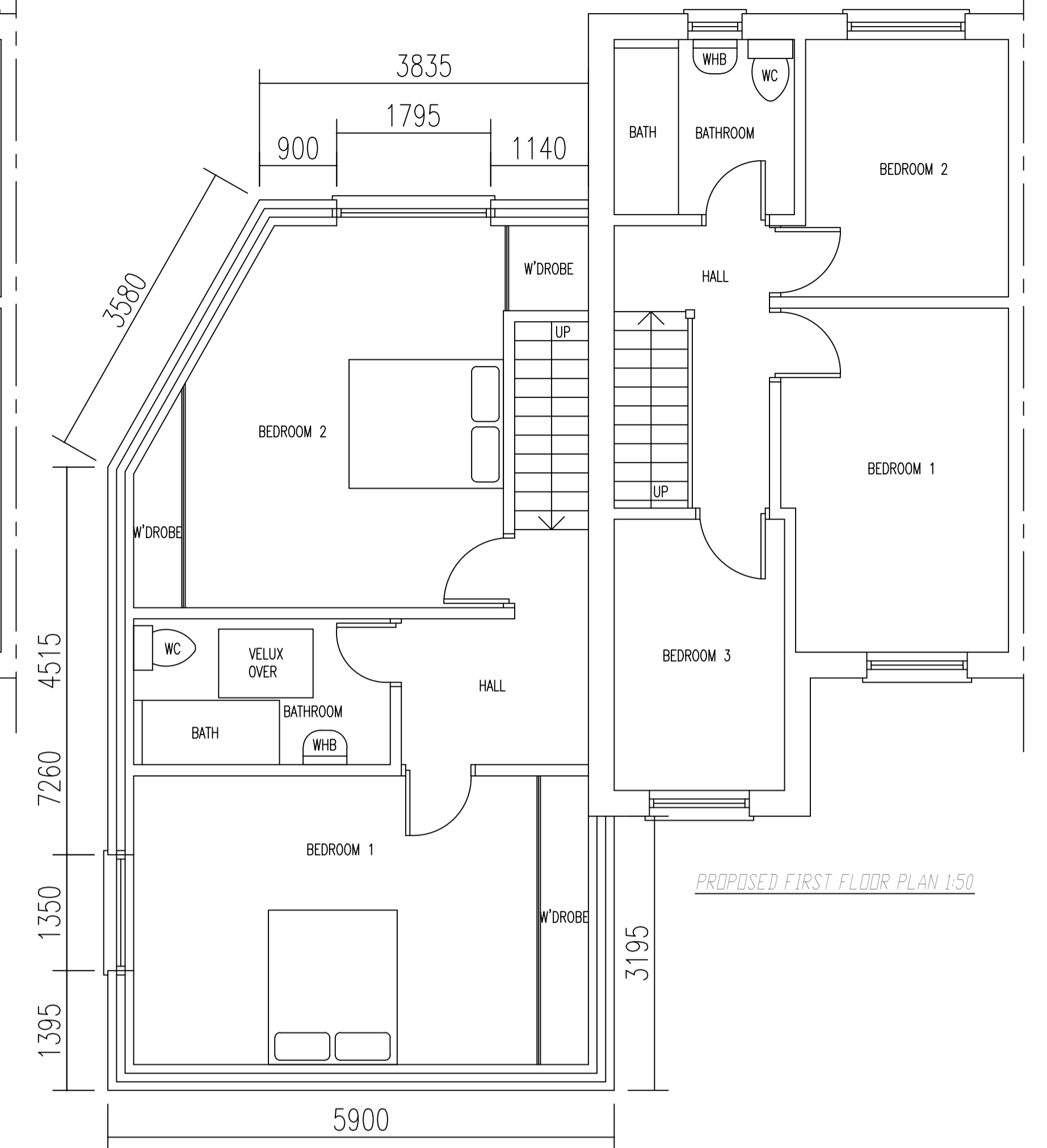
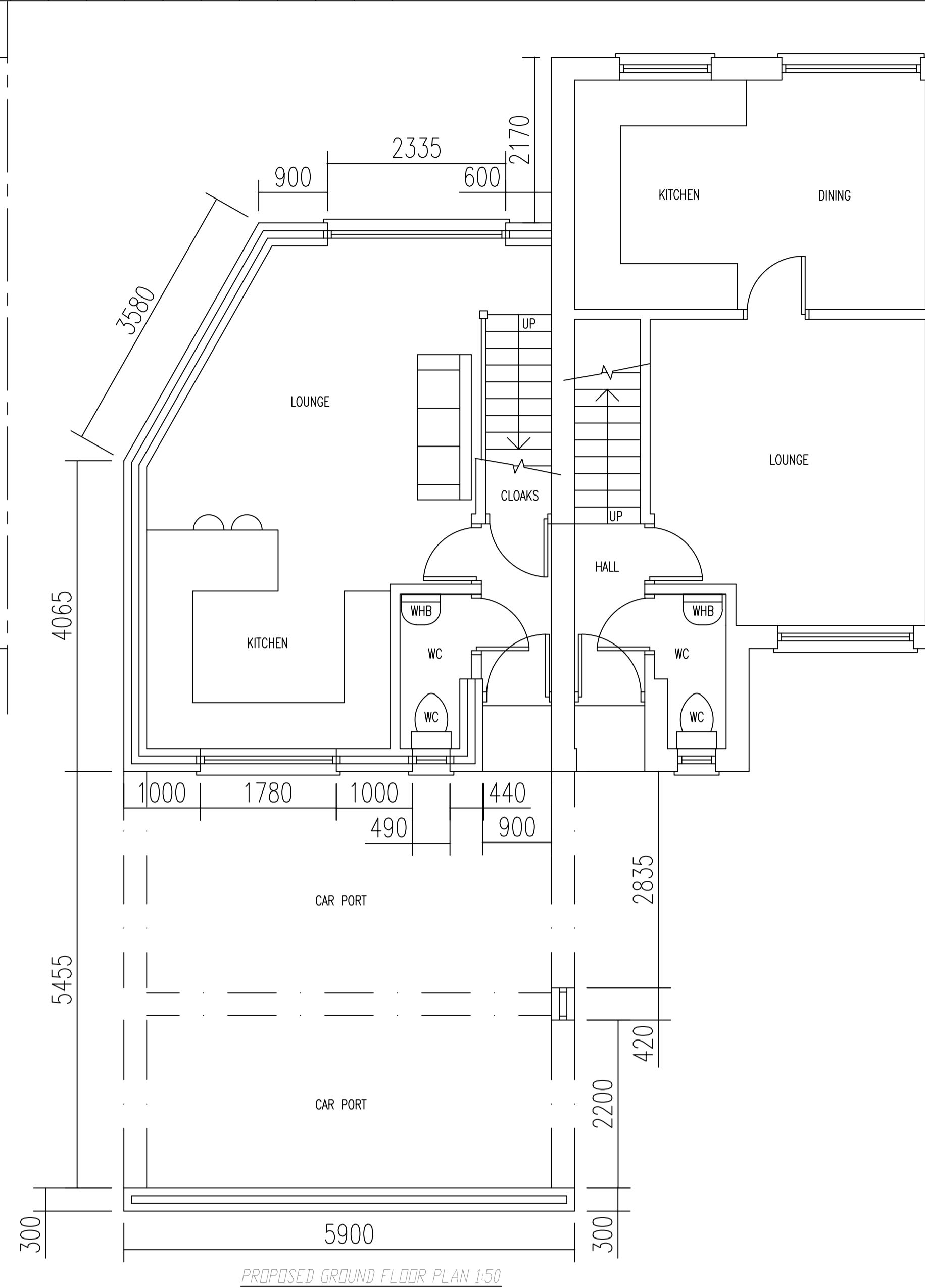
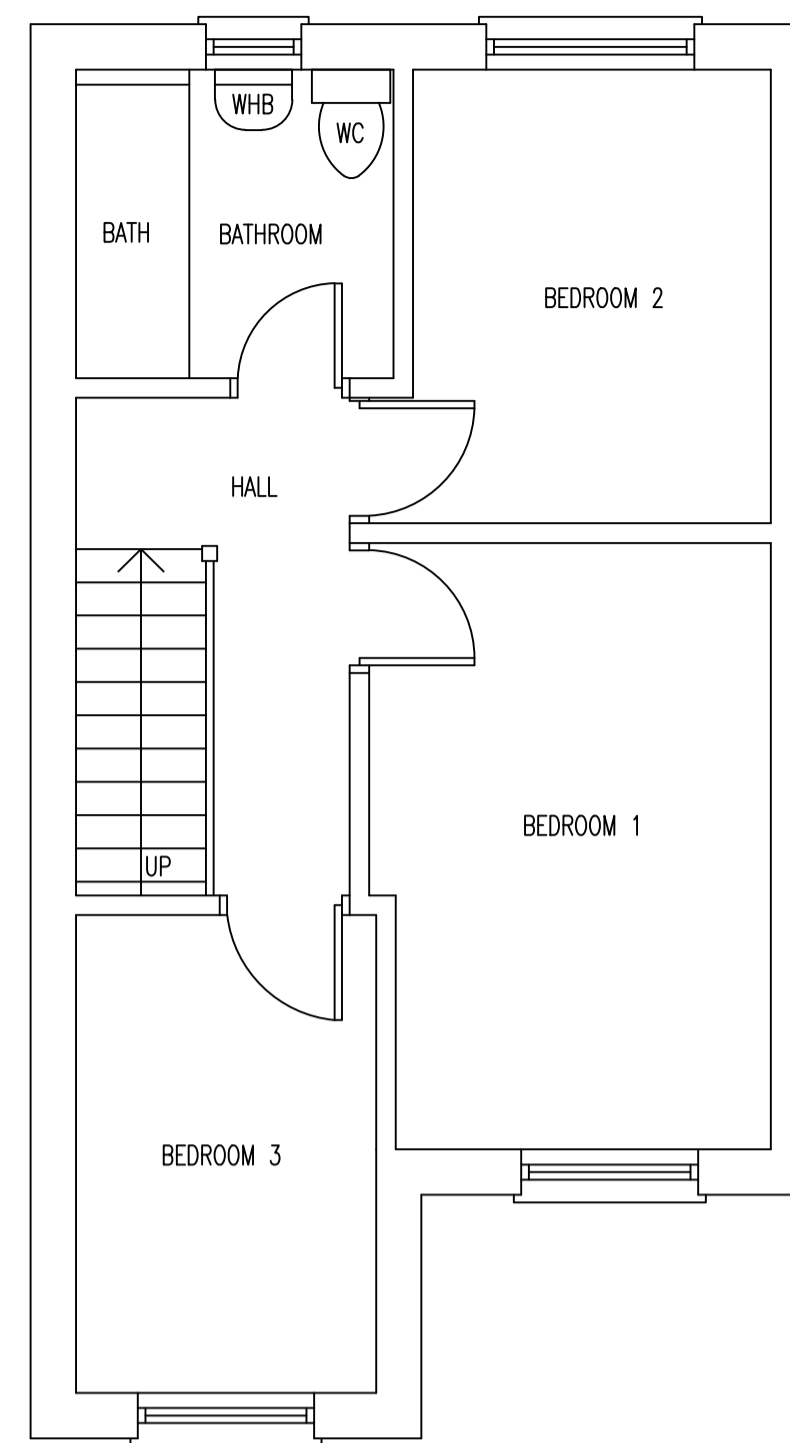
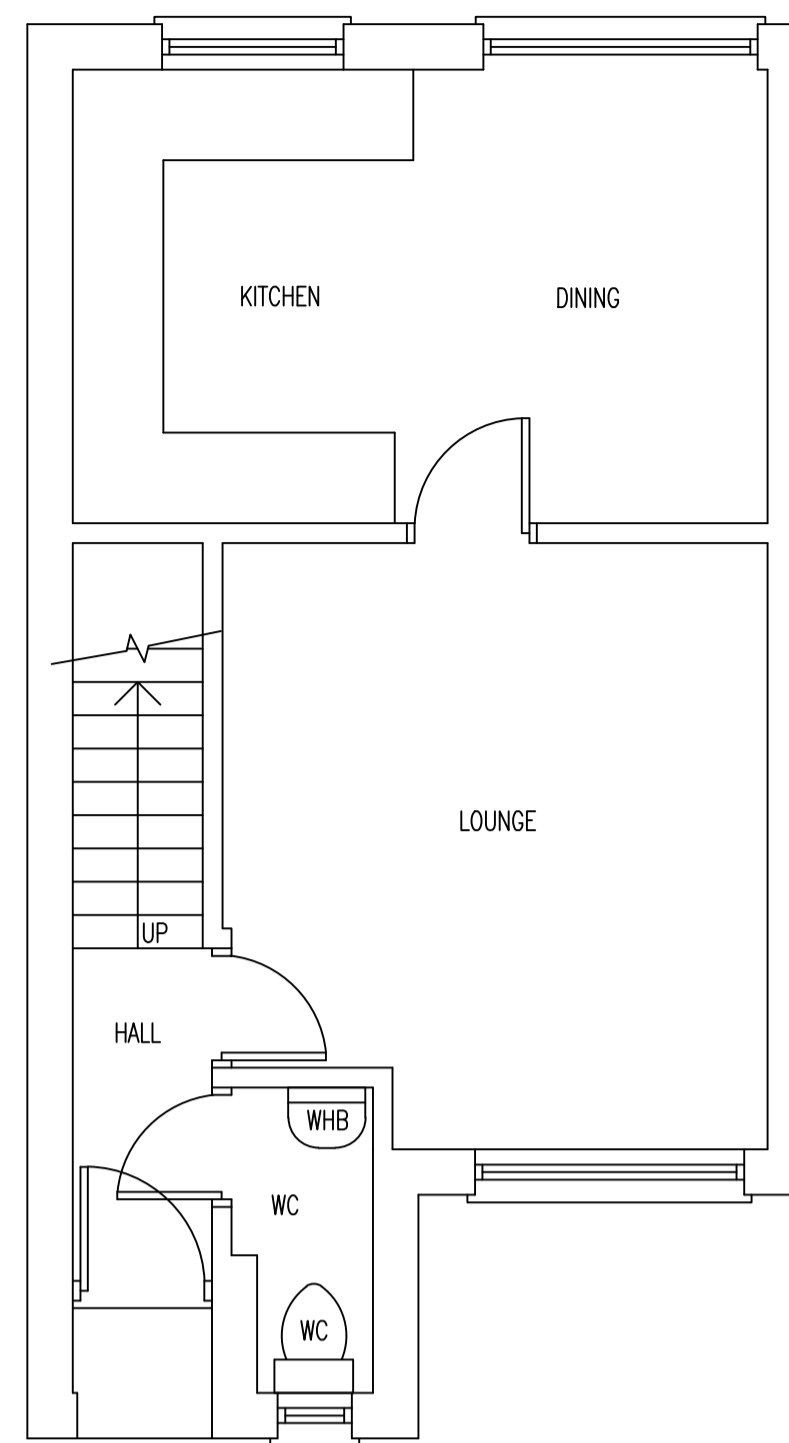
20, Barnfields, Gloucester, Gloucestershire, GL4 6WE



Block Plan shows area bounded by: 383807.99, 216288.98 363897.99, 216378.98 (at a scale of 1:500), OSGridRef: SO83851633. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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AFFORDABLE ARCHITECTURE DESIGN LTD
 A. Planning Application - 27.11.21

PLANNING APPLICATION

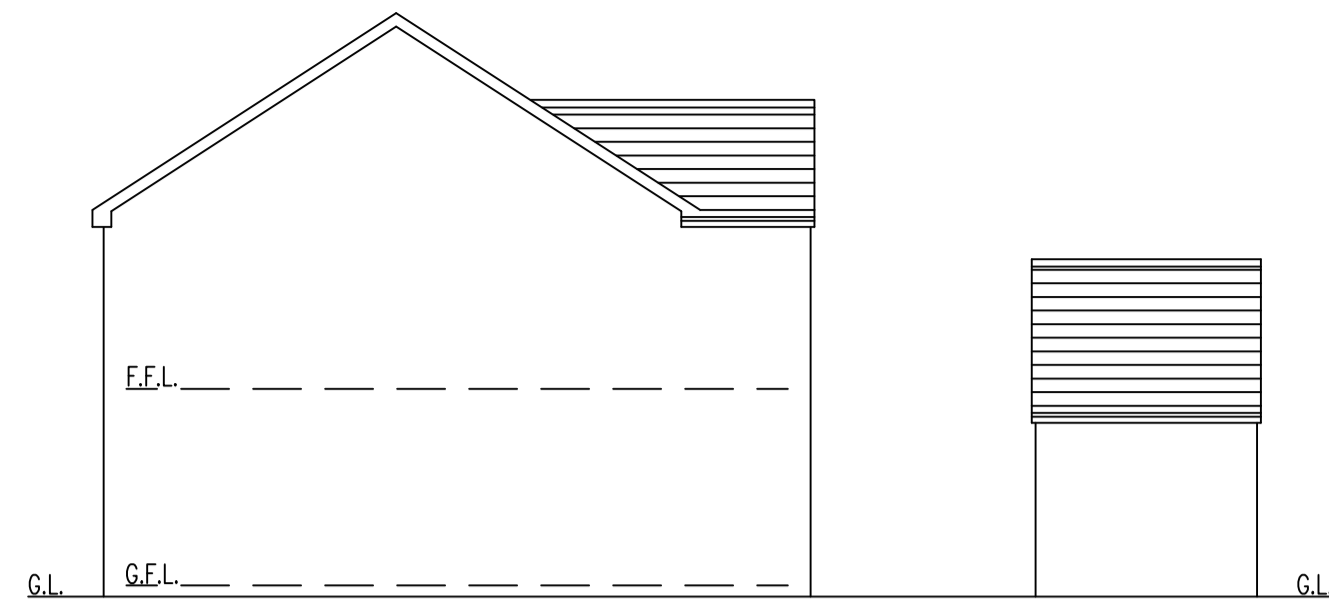
Double Storey Side & Front Extension to create 1 x 2 Bed Attached Dwelling

20 Barnfields, Gloucester, GL4 6WE

Date 27.11.21
 Drawing No. 80677-1 Rev. A



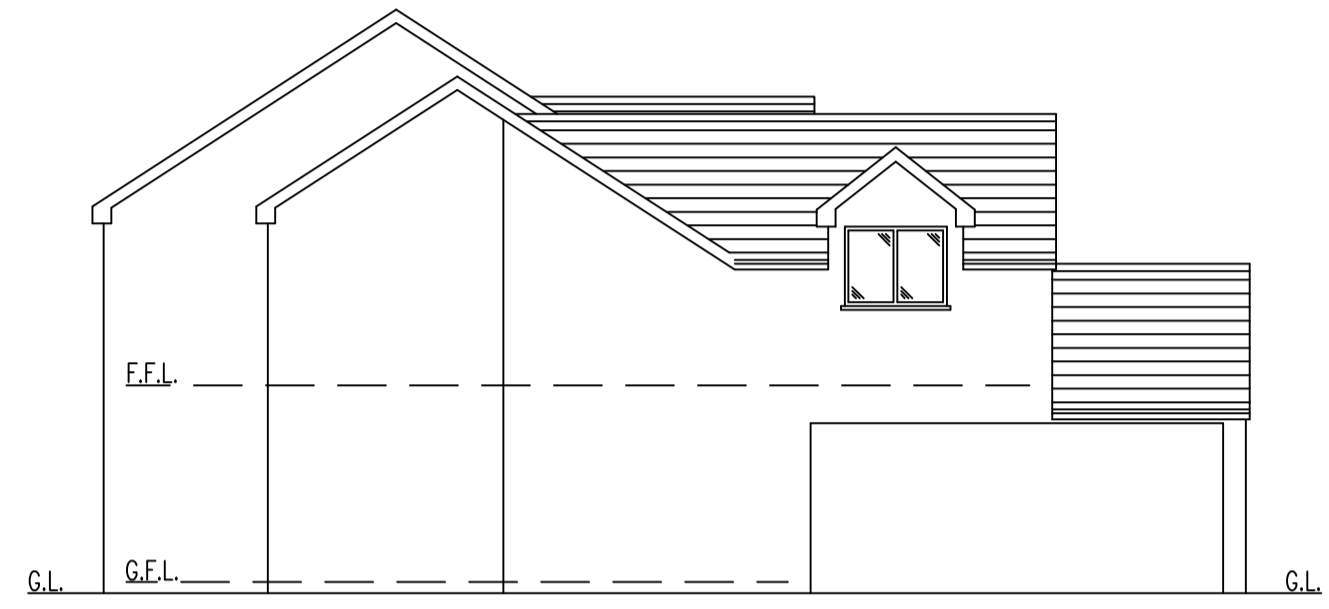
EXISTING FRONT ELEVATION 1:100



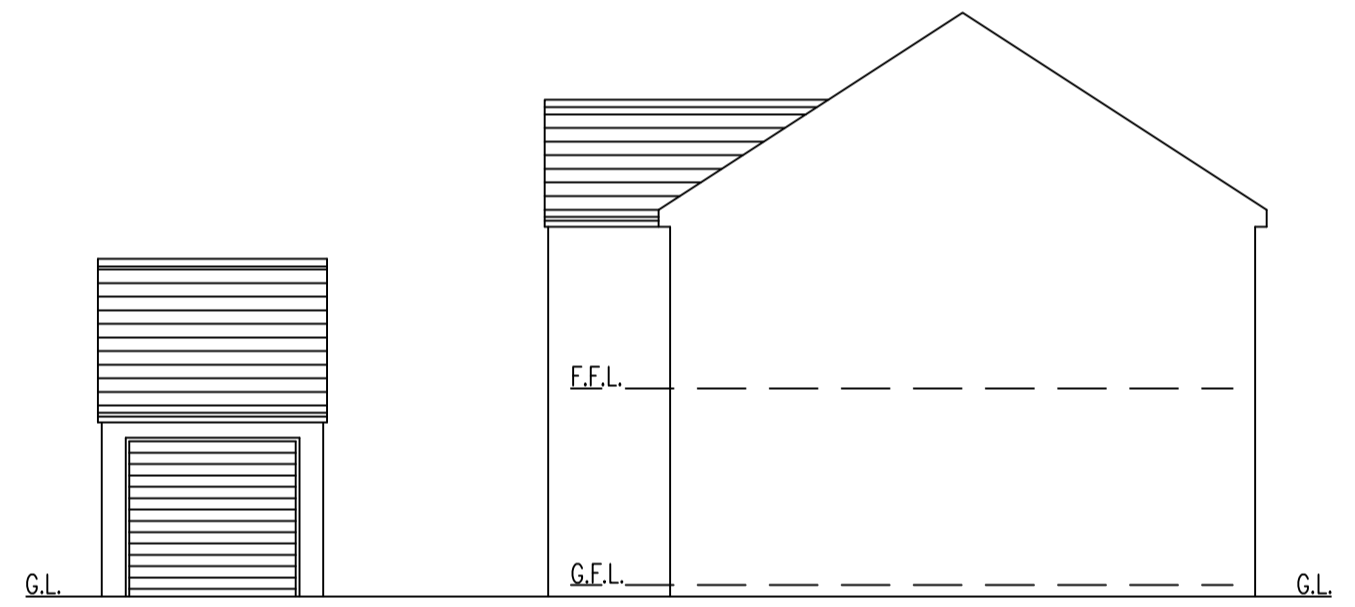
EXISTING SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



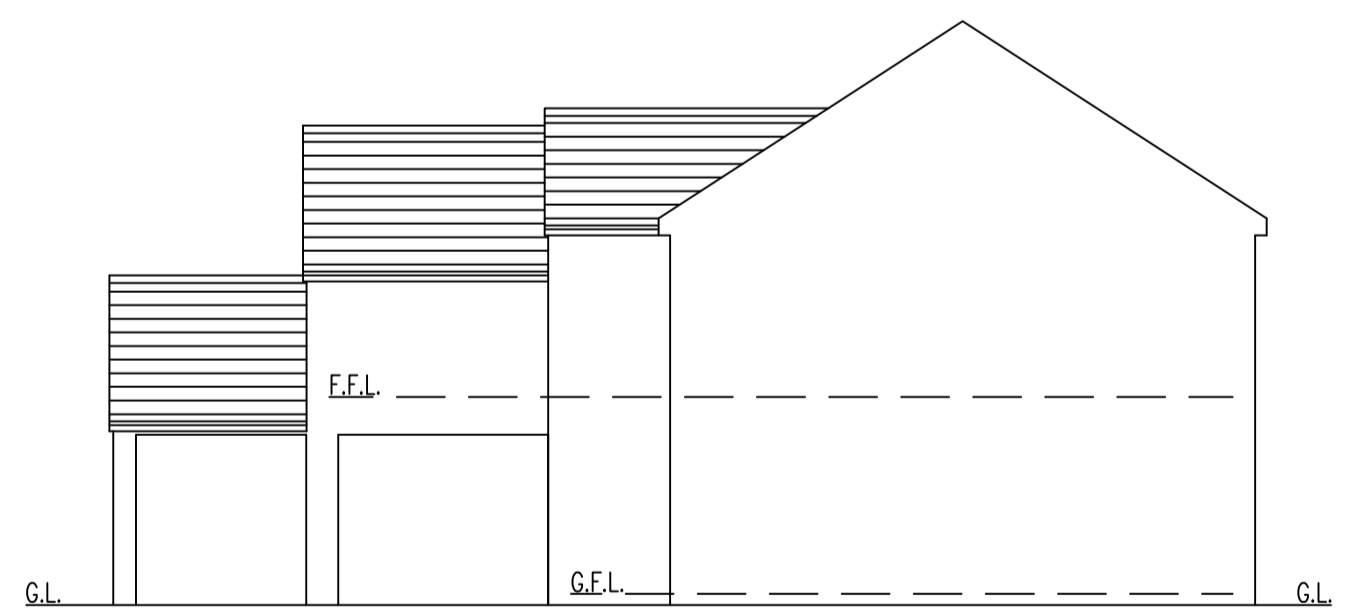
PROPOSED SIDE ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



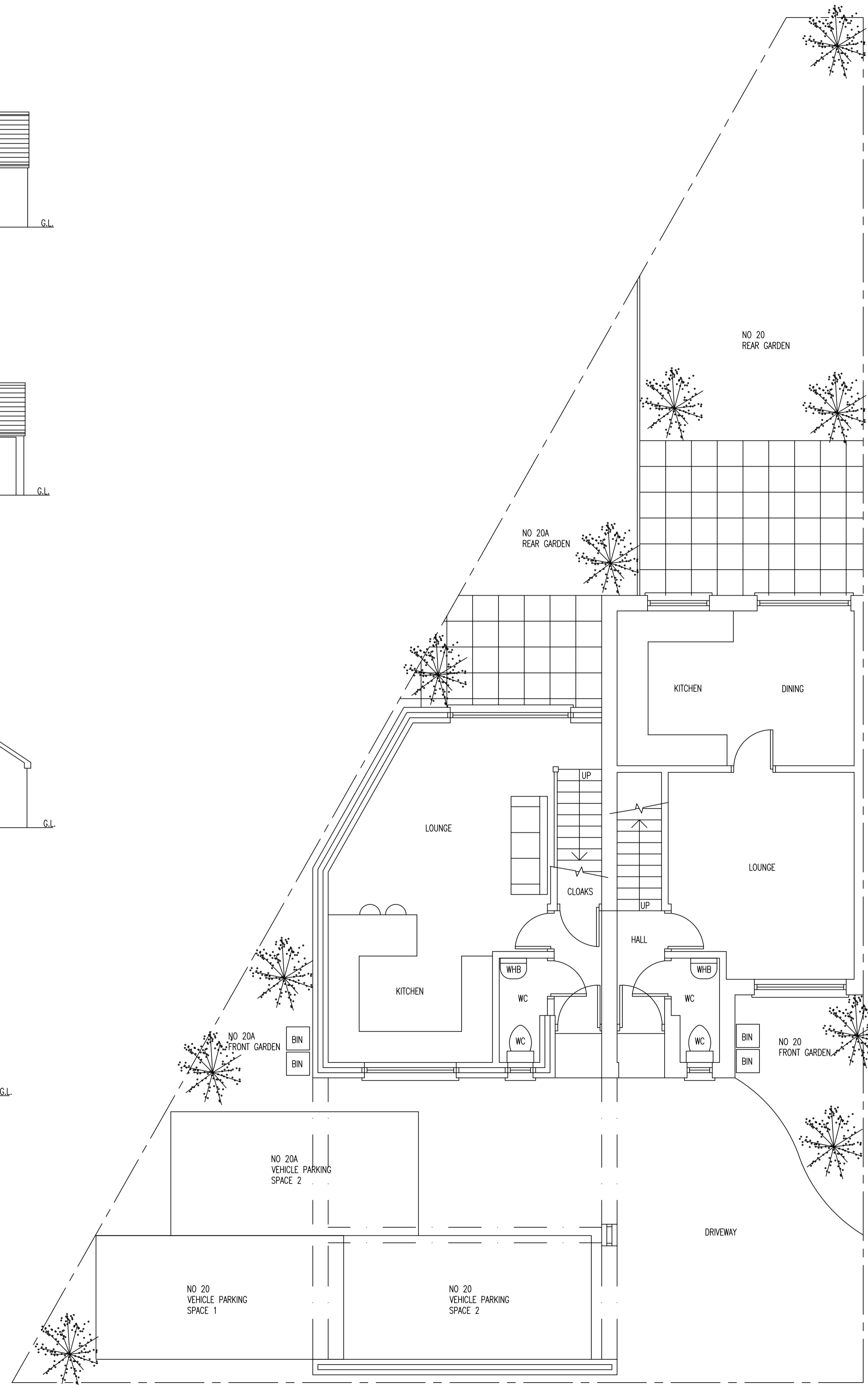
EXISTING REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SITE PLAN 1:50

AFFORDABLE ARCHITECTURE DESIGN LTD

A. Planning Application - 27.11.21

PLANNING APPLICATION

Double Storey Side & Front Extension to create 1 x 2 Bed Attached Dwelling

20 Barnfields, Gloucester, GL4 6WE

Date 27.11.21

Drawing No. 80677-2

Rev. A