

Householder Application for Planning Permission for works or extension to a dwelling.
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="70"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Gambier Parry Gardens"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Gloucester"/>
Postcode	<input type="text" value="GL2 9RE"/>

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

Easting (x)	<input type="text" value="383791"/>
Northing (y)	<input type="text" value="219811"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Leat"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="70, Gambier Parry Gardens"/>
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. Description of Proposed Works

Please describe the proposed works:

The proposal is to extend over the garage to create a double storey side extension allowing the dwelling to extend from a four bedroom to a five bedroom dwelling with the addition of a rear single storey extension to open up the dwelling to the rear at the ground floor.

Has the work already been started without consent? Yes No

5. 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):	Brickwork

5. Materials

Description of proposed materials and finishes:	Brickwork
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Roof	
Description of existing materials and finishes (optional):	Tiled
Description of proposed materials and finishes:	Tiled

Windows	
Description of existing materials and finishes (optional):	uPVC windows
Description of proposed materials and finishes:	uPVC windows

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Aluminium/Composite framed Bi-folding doors

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

0247-01_P025_Proposed Elevations
0247-01_P026_Proposed Side Elevations & Sections
0247-01_P030_Proposed Visuals
0247-01_P035_Existing and Proposed Visuals

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

9. 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?

9. Site Visit

- The agent
 The applicant
 Other person

10. Pre-application Advice

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

Yes No

11. 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?

12. 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)

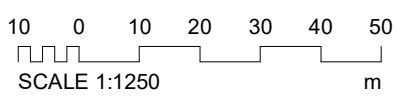
Declaration made

13. Declaration

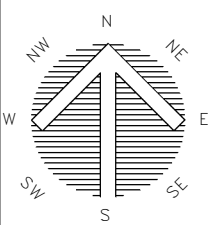
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.


Date (cannot be pre-application)

Site Area
 312.792 SQM
 3366.865067 SQFT
 0.07729258648 Acre



Rev Date Init Notes Chkd



 <p>STUDIO YAQUB</p>	<p>70 GAMBIER PARRY GARDENS, LONGFORD, GLOUCESTER, GL2 9RE</p>		<p>Location Plan</p>	
	Project number 0247-01		<p>P001</p> <p>Revision</p>	
	Date 09.09.2021			
	Drawn by MA			
	Checked by UY			
Scale As indicated				

DESIGN & ACCESS STATEMENT

70 Gambier Parry Gardens

Longford, Gloucester

Gloucestershire

GL2 9RE



70 Gambier Parry Gardens

D and A Statement



STUDIO YAQUB

Studio Yaqub Limited

160 Park Road

Stapleton

Bristol, BS16 1DW



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-	11.11.21	UY/UY	First Issue
Rev	Date	Name	Description

Revision





OVERVIEW

1.1 Scope and Purpose of Document

This statement has been prepared by Studio Yaqub Limited on behalf of our clients in connection with an application for planning permission relating to the site at 70 Gambier Parry Gardens, Gloucester, GL2 9RE.

The proposal aims to extend the dwelling and re-design the internal environment to introduce a range of modern elements to this dwelling, which is being enabled with an additional storey over the existing garage and with the introduction of a single storey rear extension along the main rear elevation of the dwelling.

1.2 Associated Submission Material

- Location Plan P001
- Site Photographs P002
- Contextual Analysis P003
- Existing Floor and Site Plans P005
- Existing Elevations P010
- Existing Side Elevations and Sections P011
- Existing Visuals P015
- Proposed Floor and Site Plans P020
- Proposed Elevations P025
- Proposed Side Elevations and Sections P026
- Proposed Visuals P030
- Existing and Proposed Visuals P035



Image 001

Aerial plan of the site in its existing context (NTS)

1.3 Meet the Team

Studio Yaqub

Studio Yaqub is a Chartered Architectural design and consulting practice based in Stapleton, Bristol. They thrive on creating aspirational places in the built environment, taking on projects from small residential to large commercial developments. They endeavour to find creative and innovative solutions to the most challenging sites.



CONTEXT

2.1 Planning History

Gloucester City Council online records indicate no relevant planning history for this site since its original construction.

2.2 Contextual Analysis

As part of the analysis of the sites immediate context it is apparent that many dwellings within this estate have taken advantage of the potential to extend out to the side and have often even altered the principal elevations aesthetic as part of wider works, which is also the same for single storey extensions to the rear.

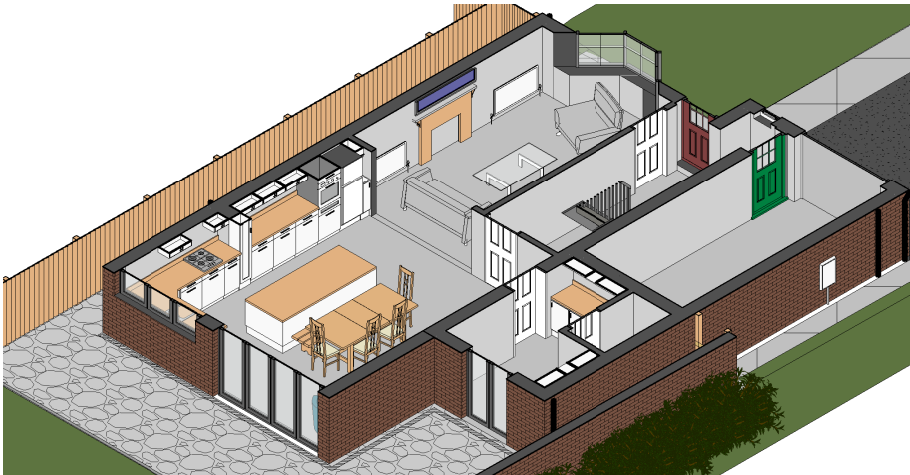
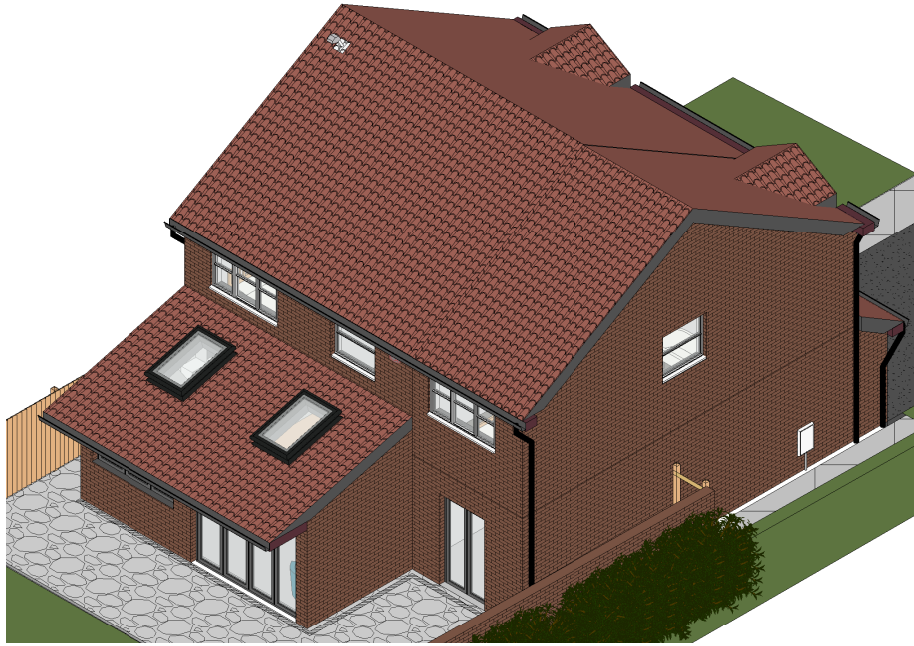
As you can see, we have included two of the nearest examples of the extended dwellings that can be seen from our clients home.



Image 002
Extended neighbouring dwelling



Image 003
Extended neighbouring dwelling



PROPOSAL

3.1 Use

The current site is a semi-detached four bedroom dwelling with a front driveway along with a good sized front garden and rear garden. The use of the site is to remain the same.

3.2 Amount

The proposal is to extend the dwelling with the majority of the external alterations being focussed to the side elevation at two storeys and to the rear as a single storey rear extension. The proposal is aiming to create a new hub space for the family to congregate with the introduction of a new kitchen and island along with a range of other alterations to the ground floor. Additionally a range of alterations are proposed to the first floor that will retain the dwelling as a four bedroom unit with the addition of a study, which has become a much more important requirement in recent times.

3.3 Layout

The ground floor will be opened up to provide a hub/entertainment space to the rear of the dwelling, which will provide a stronger connection to the rear garden and will also introduce an independent utility space also. The first floor will be rearranged to provide a larger master bedroom, a master bedroom with en-suite and a much needed office space.

3.4 Scale

The scale and form of the proposed extension has been developed following a detailed analysis of the site and its adjacent neighbours. The extension is seeking to extend over the garage to allow the dwelling to be adapted to its fullest potential and modern living standards. The main addition to the dwelling is to the side elevation over the garage along with a single storey rear extension.

3.5 Landscaping

An area of patio will be created directly to the rear of the proposed extension to create a strong connection between the inside and outside. The remainder of the rear garden is to be retained a soft landscaping.

3.6 Appearance

The proposed rear (south) and side extension (east) will be in keeping with the existing dwelling by utilising a similar range of materials, particularly with the use of brickwork along with re-emulating the same architectural details to the principal elevation. This would match the proposed dwelling with other locally and not be out of keeping. We believe that this proposal represents a considered and impactful extension that will allow the dwelling to be used to its full potential.

3.7 Access

Main access of the property has not been altered. Rear access to the property has been retained along the side of the dwelling to the rear garden will allow for independent access for maintenance of the garden.



CONCLUSION

Conclusion

4.1 Conclusion

The design has been developed with detailed discussions with our client and review of the local vernacular. The extension over the garage will allow for a better split of spaces at first floor befitting of this home. In addition, the single storey rear extension will allow for the creation of a modern space that can provide a hub/entertainment space for the family to congregate, spilling into the lounge and garden at will.

70 Gambier Parry Gardens

Longford, Gloucester

Gloucestershire

GL2 9RE



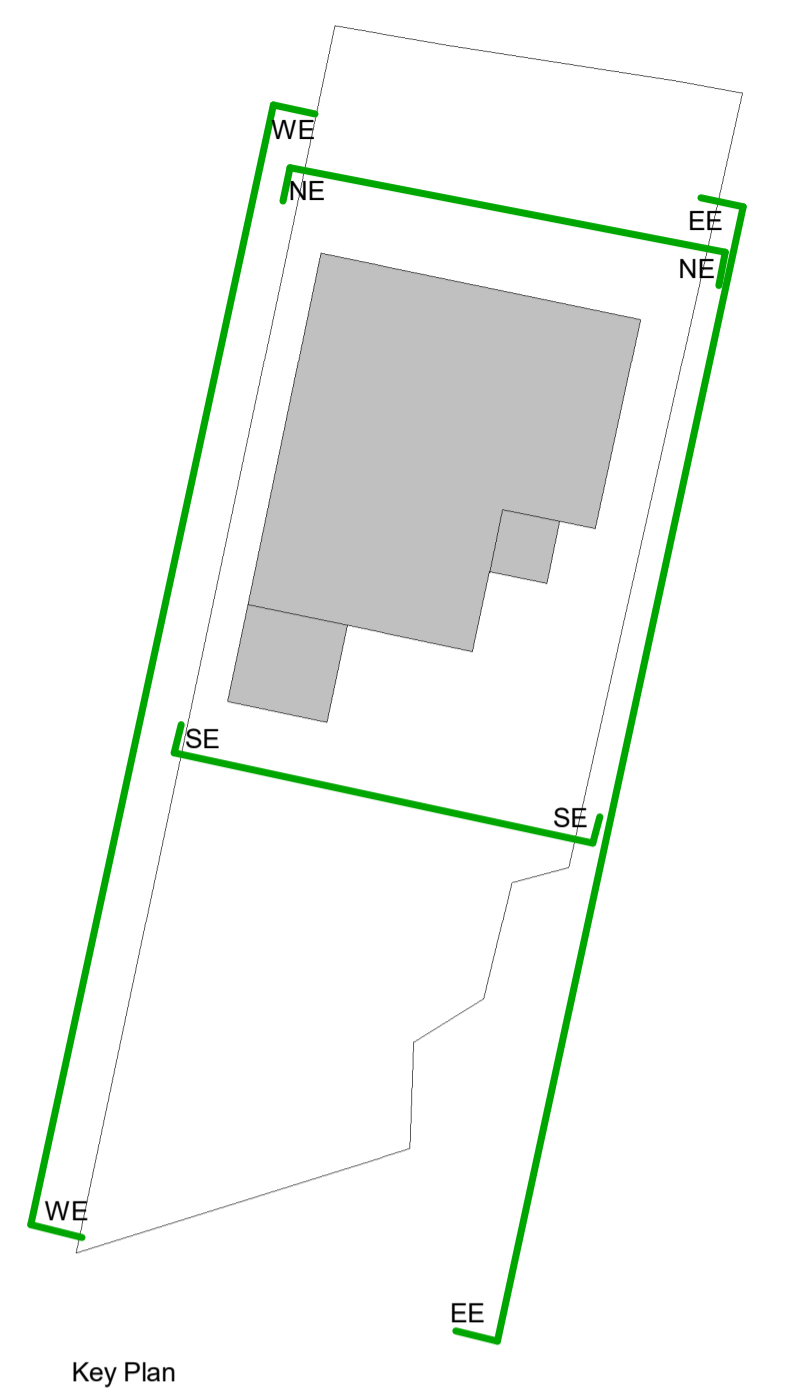
STUDIO YAQUB



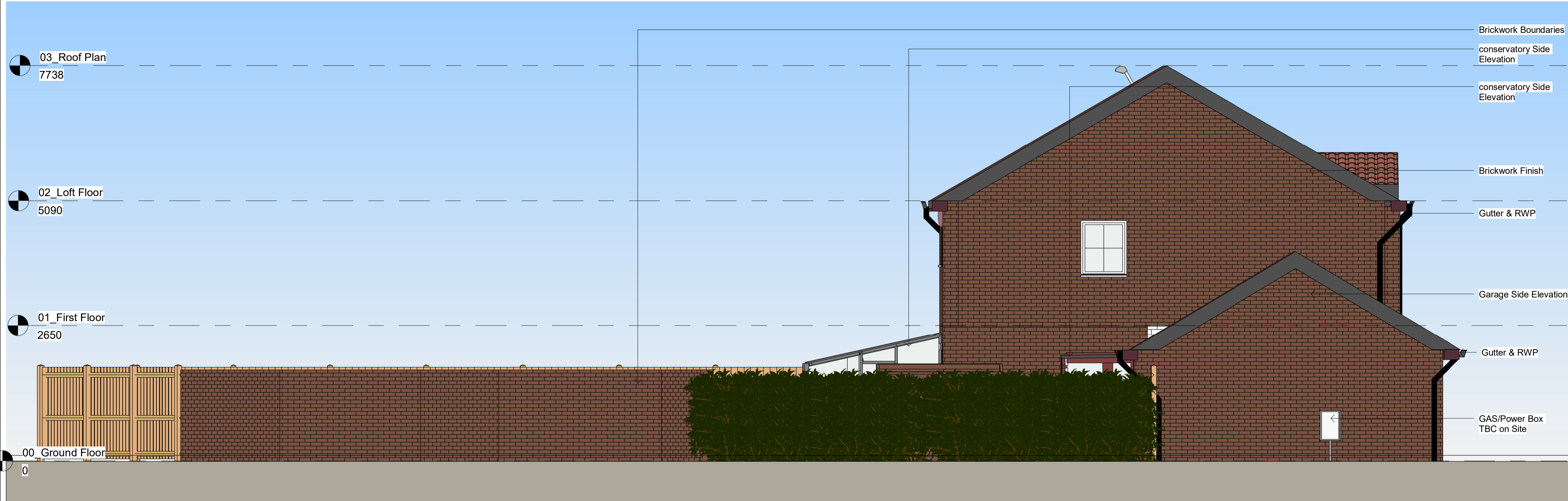
North Elevation (NE)
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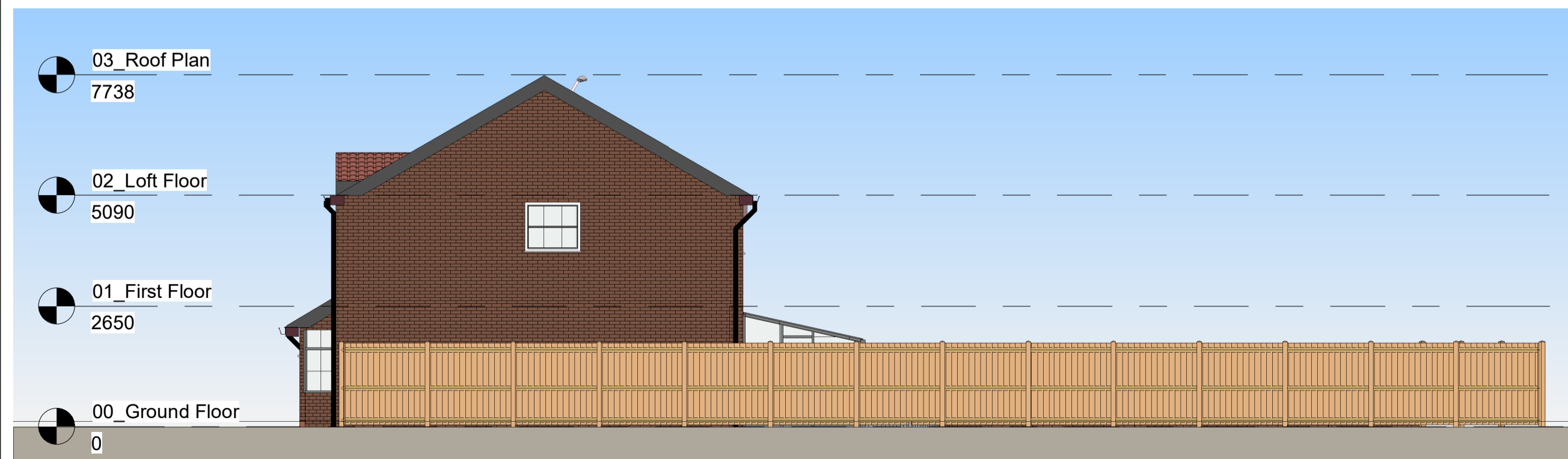
South Elevation (SE)
1 : 50 @A1 1:100 @A3



Key Plan



East Elevation (EE)
1 : 50 @A1 1:100 @A3



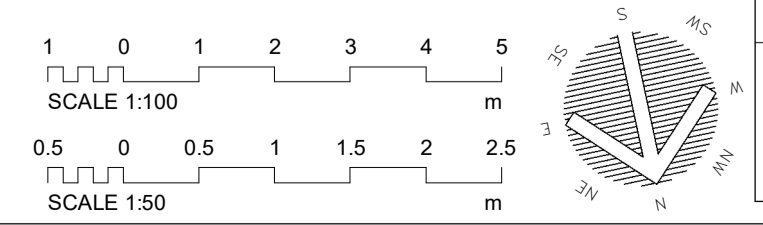
West Elevation (WE)
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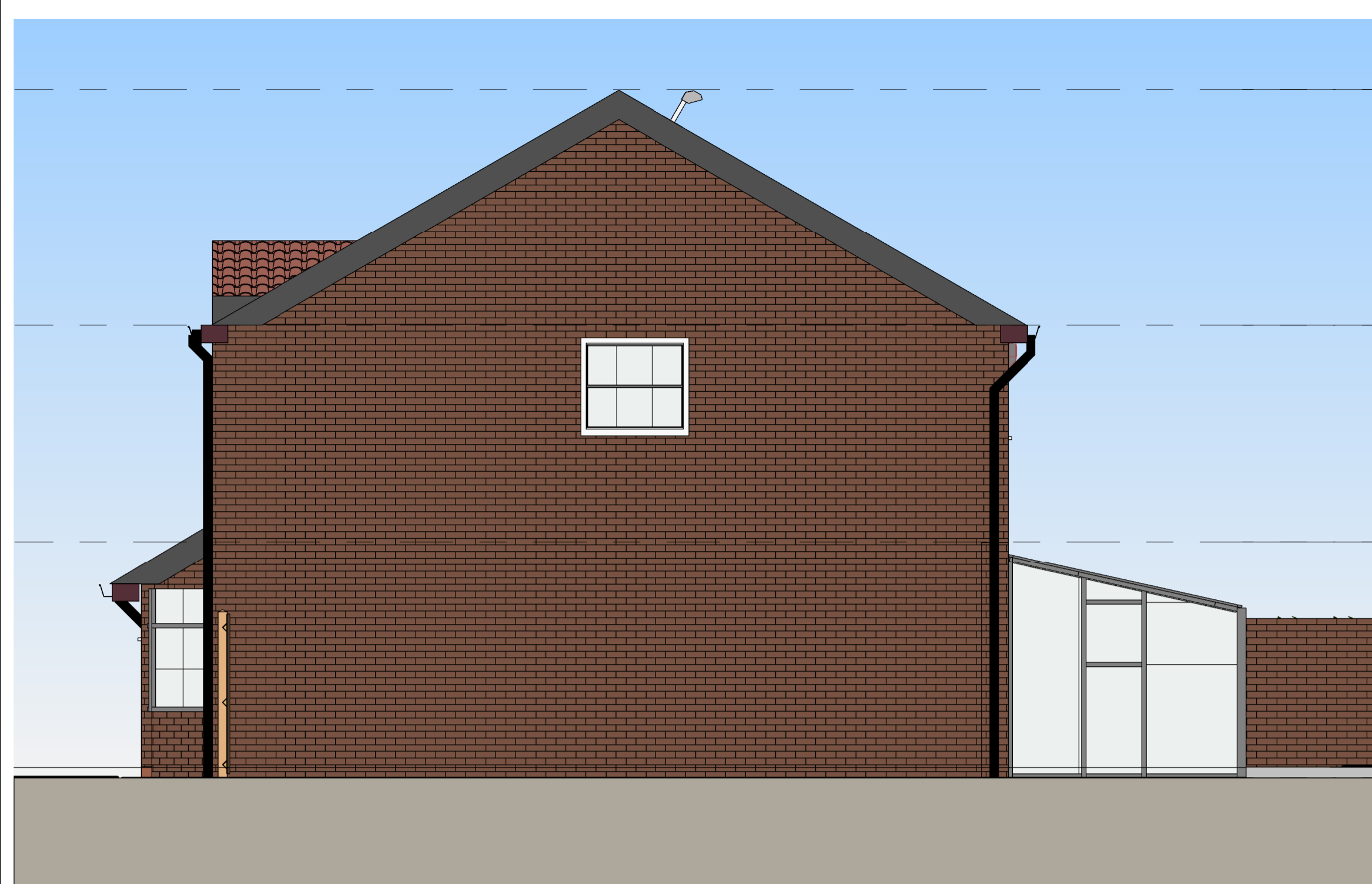
Rev	Date	Name	Description
B	04.11.2021	MA	Amendments from Client's meeting
A	13.10.2021	MA	Amendments from Client's meeting

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70 GAMBIER PARRY GARDENS, LONGFORD, GLOUCESTER, GL2 9RE

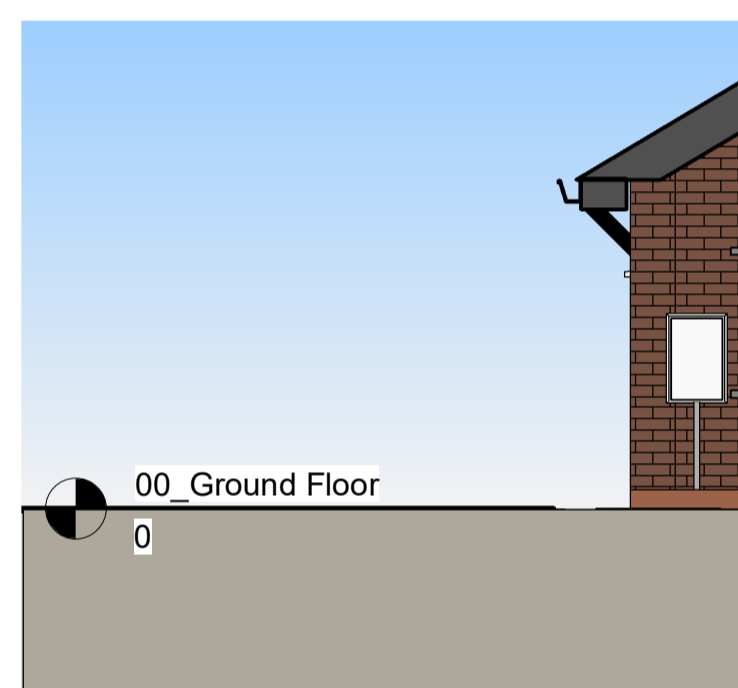
Existing Elevation	
Project number	0247-01
Date	16.09.2021
Drawn by	MA
Checked by	UY
Scale	As indicated
P010	B





West Elevation_(WE)

1 : 50 @A1 1:100 @A3



West Porch Elevation (WPE)

1 : 50 @A1 1:100 @A3



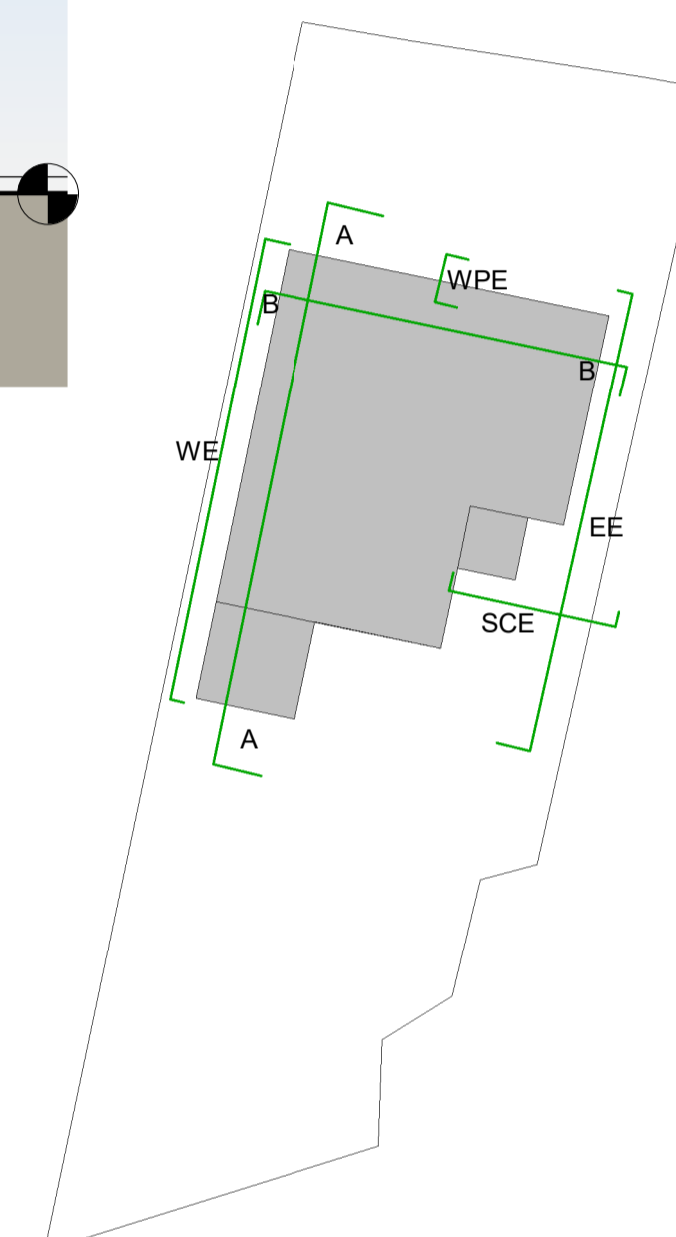
East Elevation_(EE)

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South Conservatory Elevation (SCE)

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Rev	Date	Name	Description
04	11.2021	MA	Amendments from Client's meeting
A	13.10.2021	MA	Amendments from Client's meeting



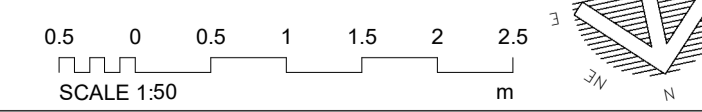
Section AA

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Section BB

1 : 50 @A1 1:100 @A3



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70 GAMBIER PARRY GARDENS, LONGFORD, GLOUCESTER, GL2 9RE

Existing Side Elevations & Sections

Project number	0247-01
Date	21.09.2021
Drawn by	MA
Checked by	UY
Scale	As indicated

P011	B
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Existing Front View (1)



Proposal Front View (1)



Existing of Front View (3)



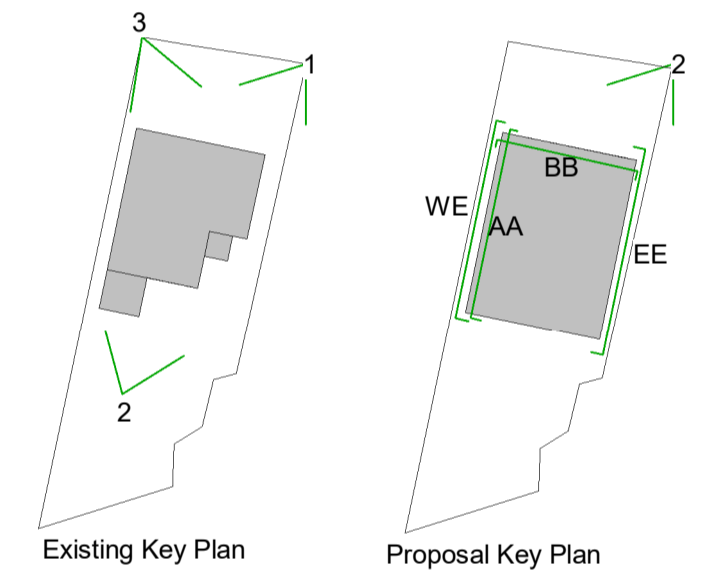
Proposal of Front View (3)




Existing of Rear View (2)



Proposal of Rear View (2)



Rev	Date	Name	Description
B	04.11.2021	MA	Amendments from Client's meeting
A	13.10.2021	MA	Amendments from Client's meeting



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70 GAMBIER PARRY GARDENS, LONGFORD, GLOUCESTER, GL2 9RE

Existing & Proposed Visuals

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Date	21.09.2021
Drawn by	MA
Checked by	UY
Scale	1 : 500

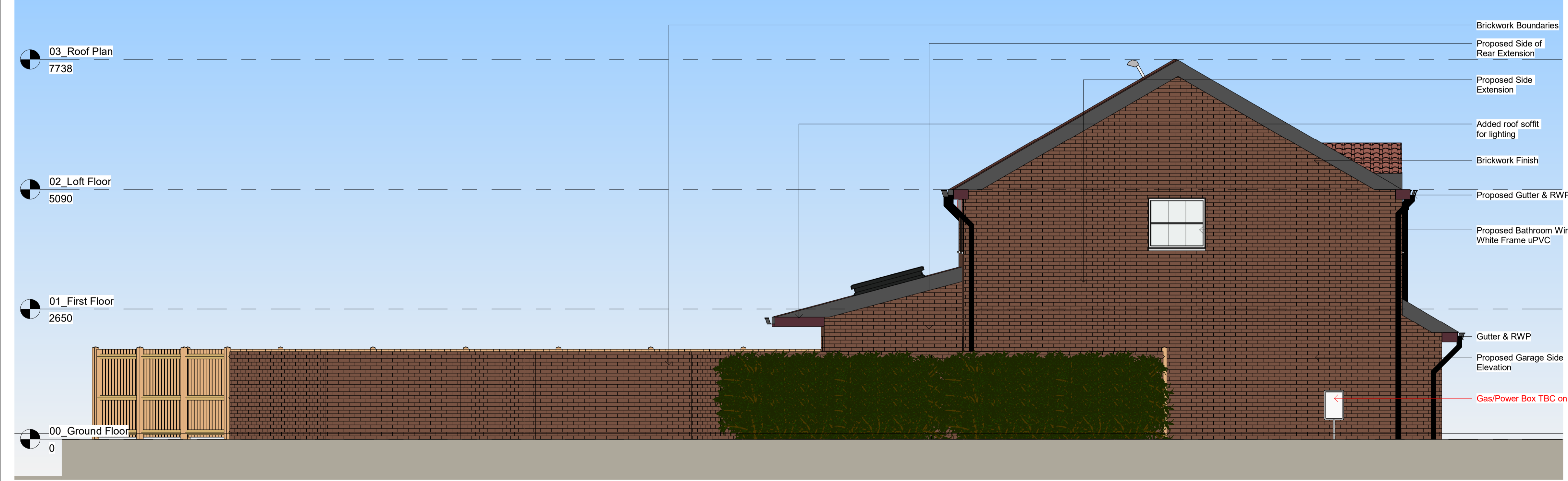
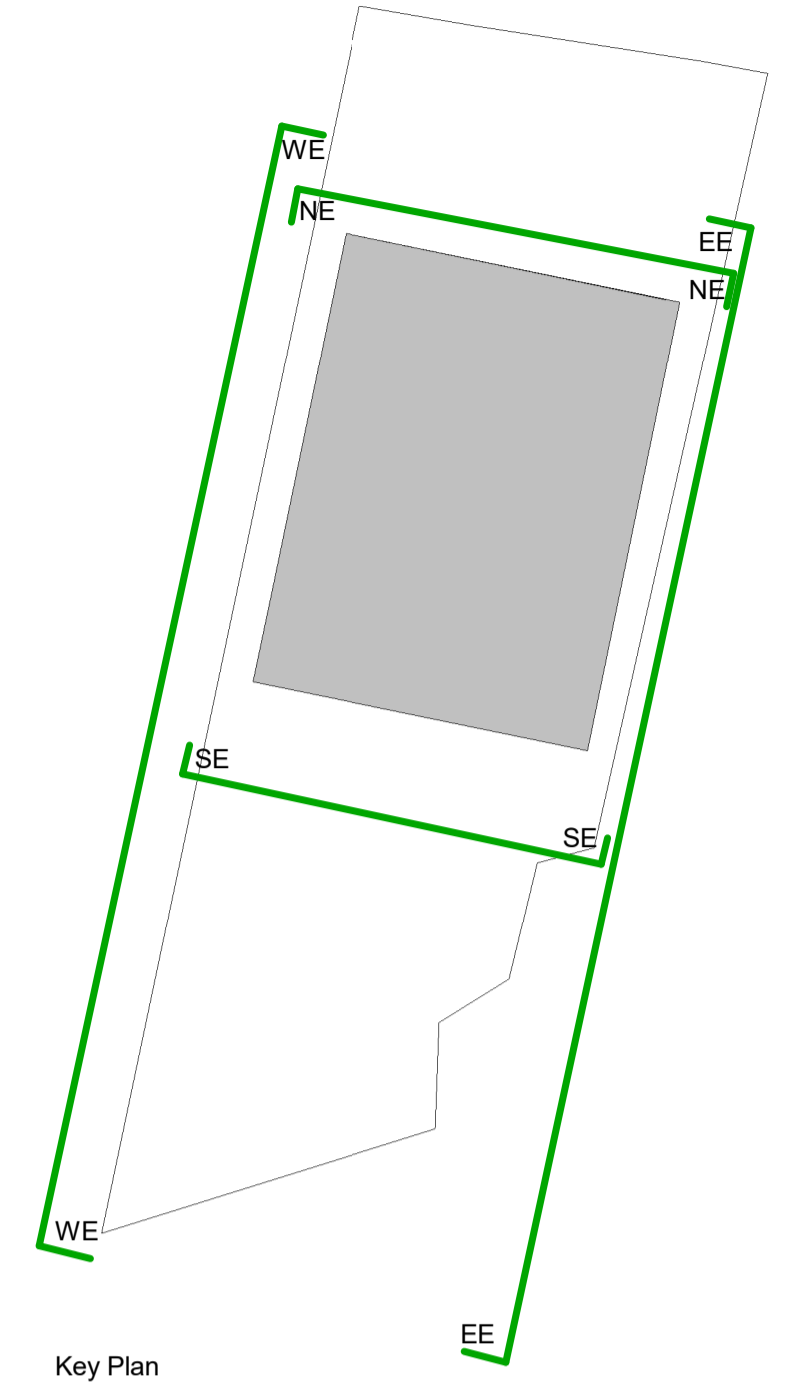
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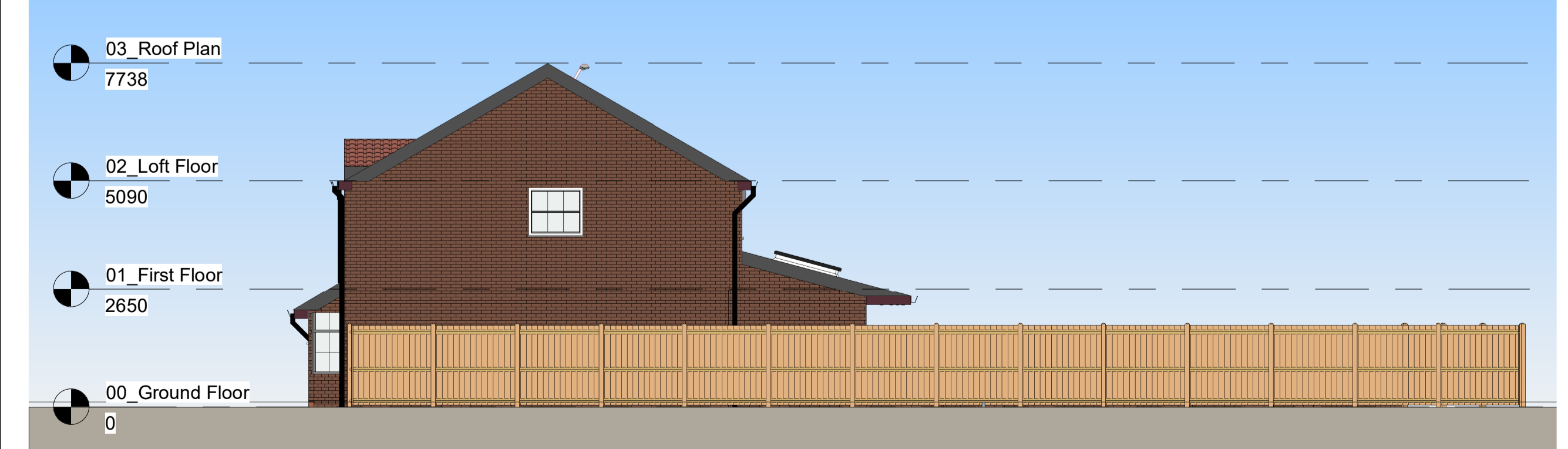
North Elevation_(NE)
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South Elevation_(SE)
1 : 50 @A1 1:100 @A3



East Elevation__(EE)
1 : 50 @A1 1:100 @A3



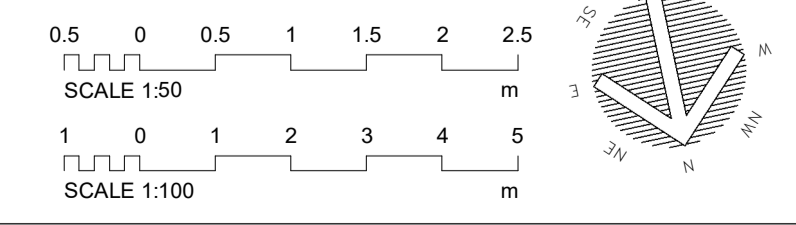
West Elevation__(WE)
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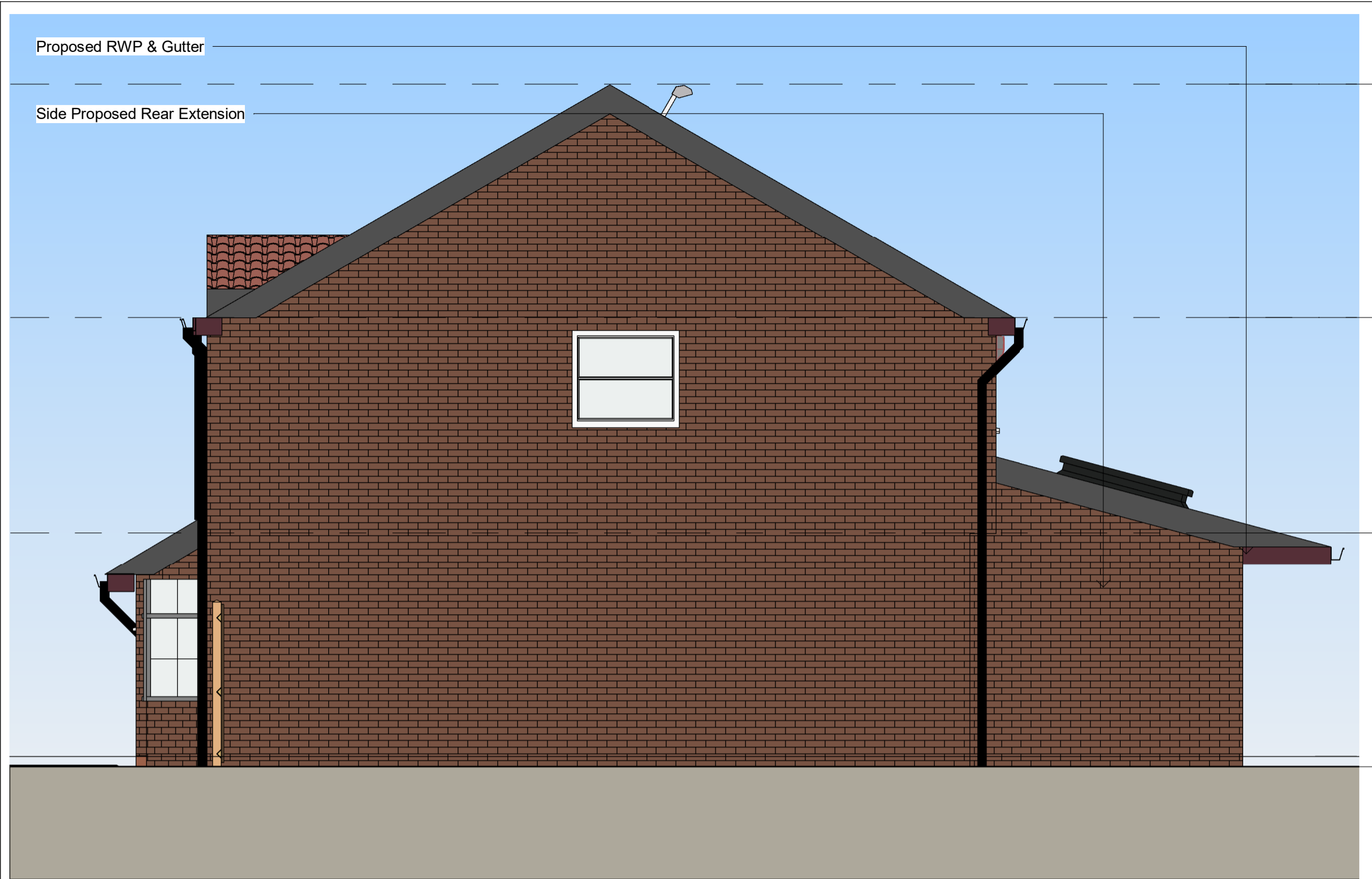
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STUDIO YAQUB

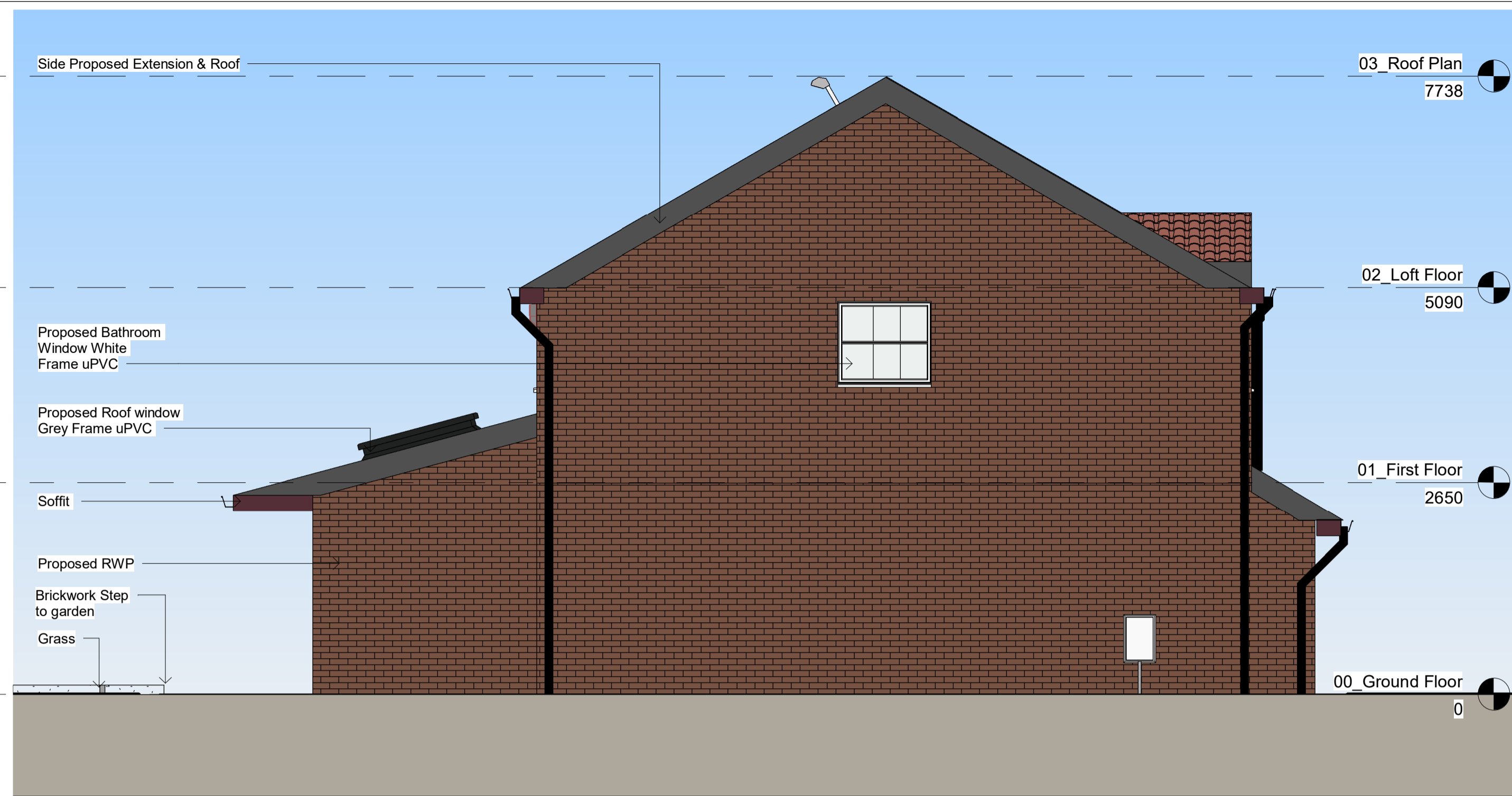
70 GAMBIER PARRY GARDENS, LONGFORD, GLOUCESTER, GL2 9RE

Proposed Elevations	
Project number	0247-01
Date	20.09.2021
Drawn by	MA
Checked by	UY
Scale	As indicated
P025	B

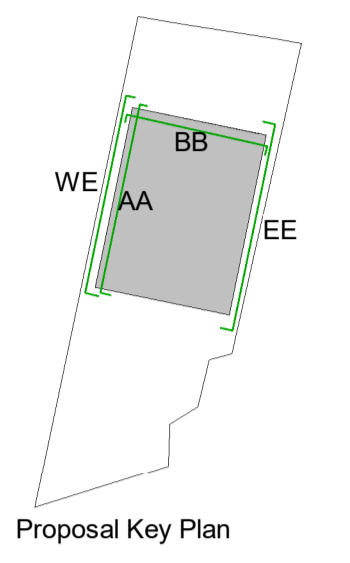




West Elevation_(WE)
1 : 50 @A1 1:100 @A3



East Elevation_(EE)
1 : 50 @A1 1:100 @A3



Pr Section AA
1 : 50 @A1 1:100 @A3



Pr Section BB
1 : 50 @A1 1:100 @A3

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B	04.11.2021	MA	Amendments from Client's meeting
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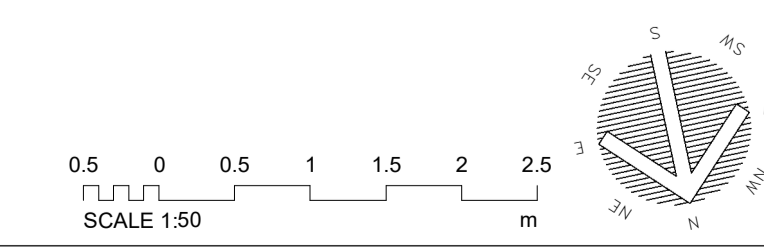
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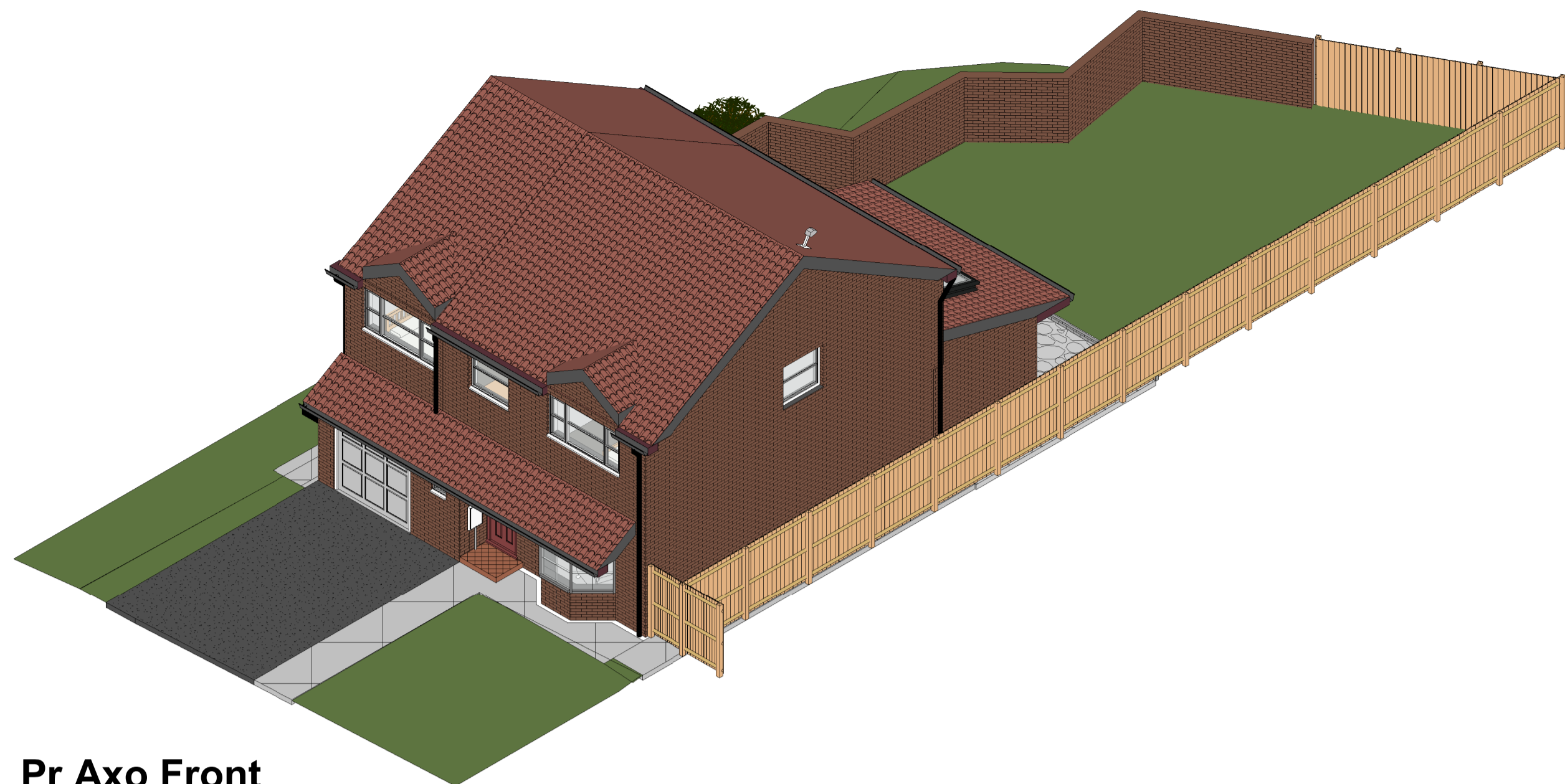
70 GAMBIER PARRY GARDENS, LONGFORD, GLOUCESTER, GL2 9RE

Proposed Side Elevations & Sections

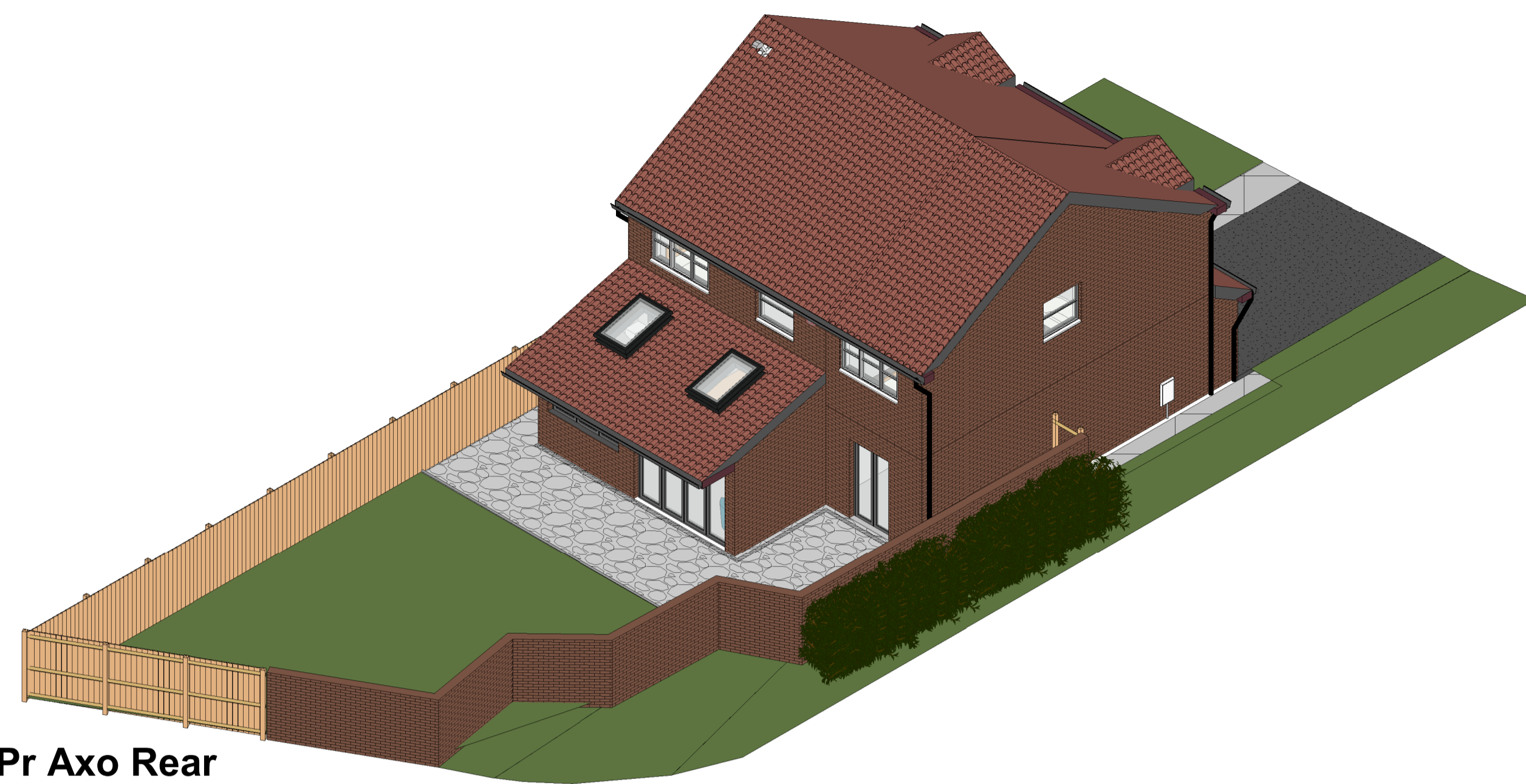
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Date	21.09.2021
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Checked by	UY
Scale	As indicated

P026	B
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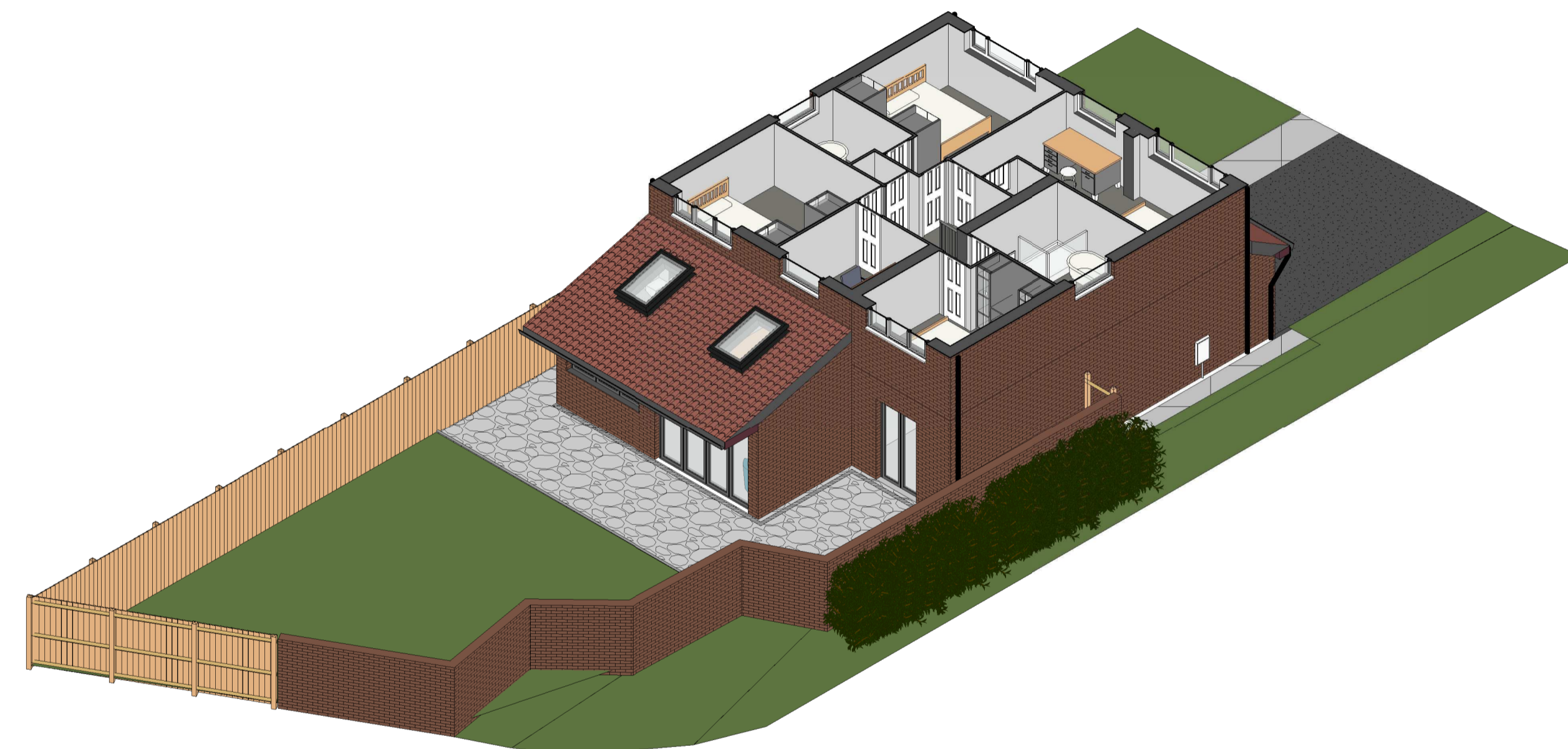
Pr Axo Front



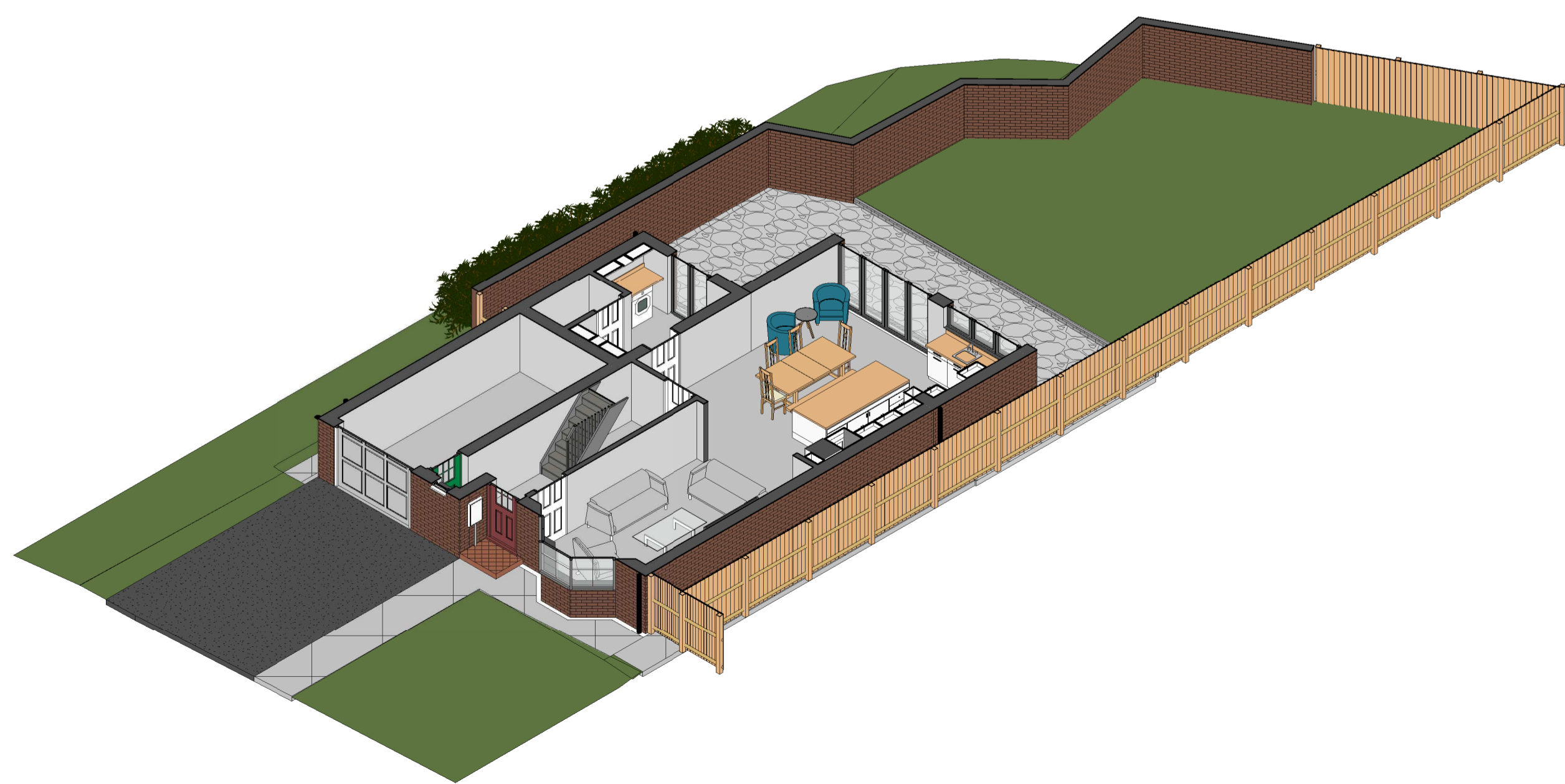
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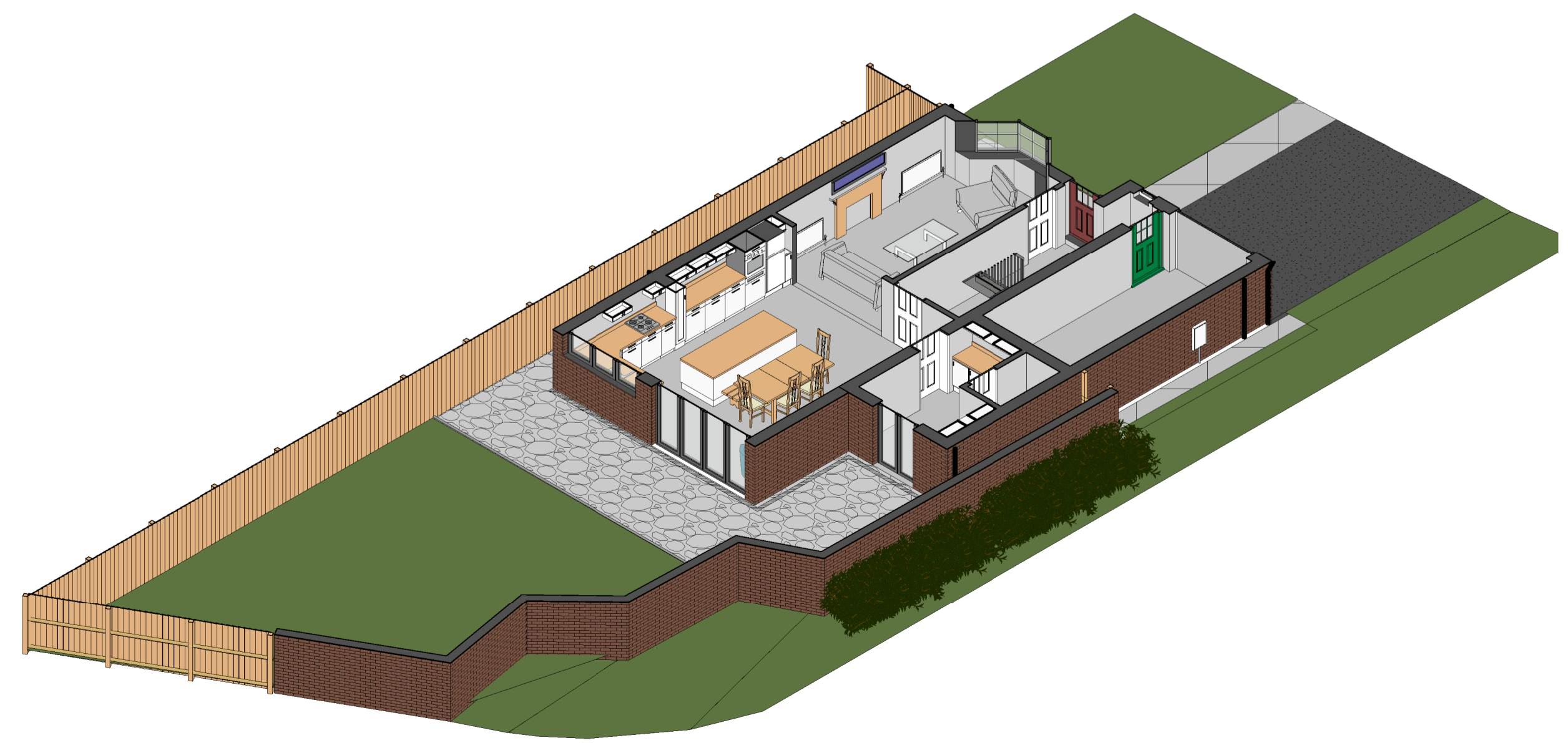
01_FF Pr Axo Front



01_FF Pr Axo Rear




00_GF Pr Axo Front



00_GF Pr Axo Rear

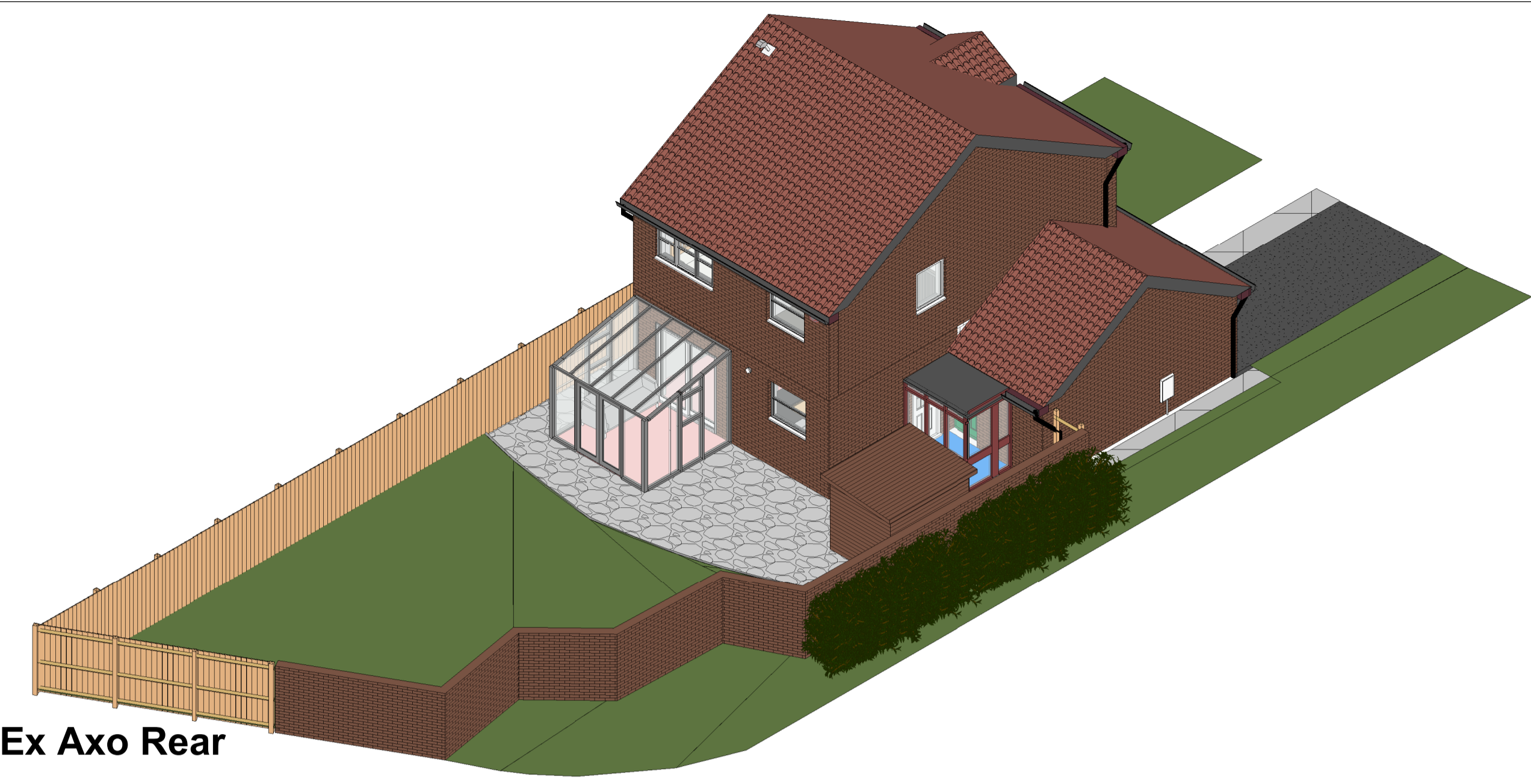
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 70 GAMBIER PARRY
 GARDENS, LONGFORD,
 GLOUCESTER, GL2 9RE

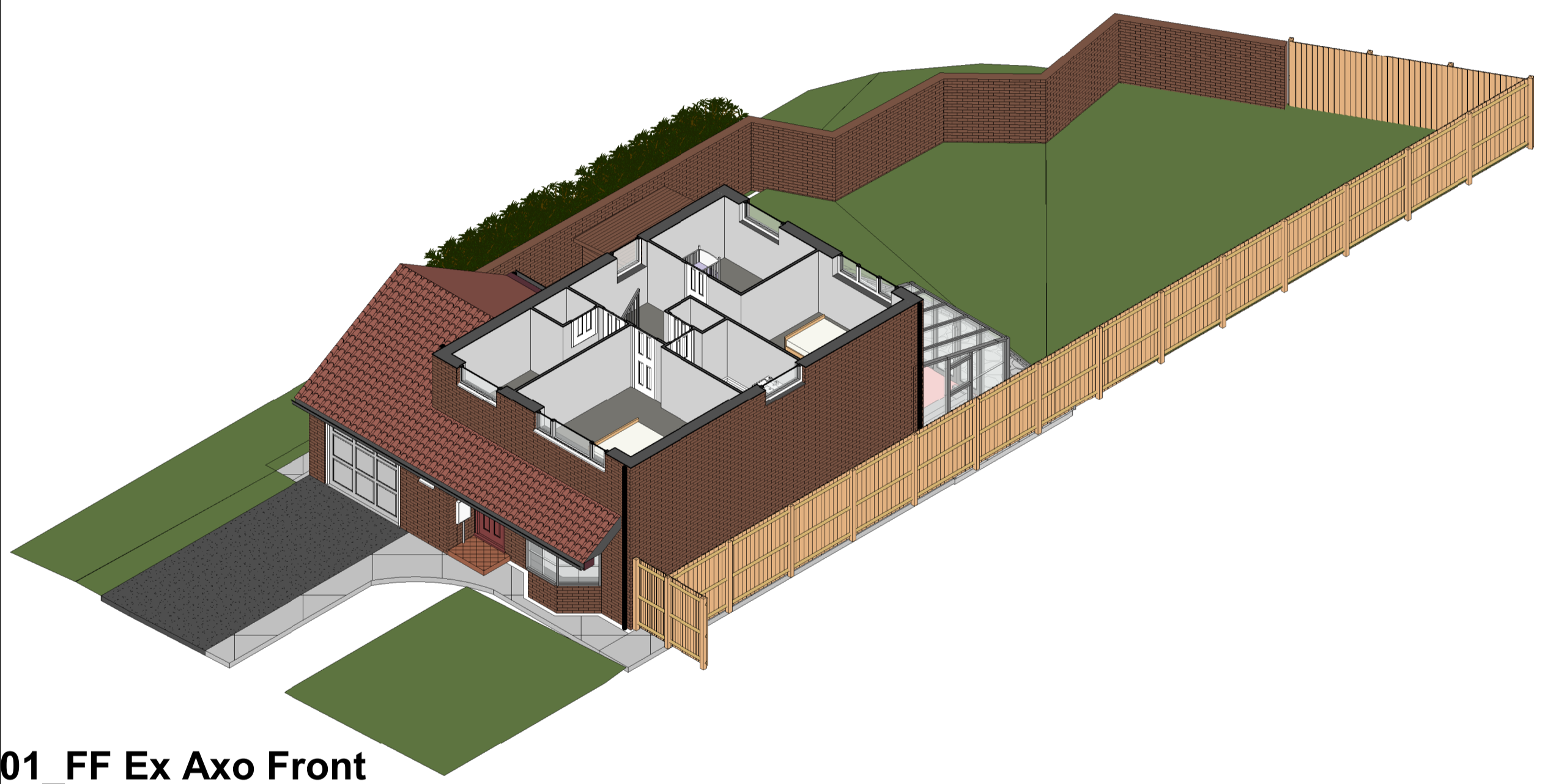
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Project number	0247-01
Date	20.09.2021
Drawn by	MA
Checked by	UY
Scale	
P030	B



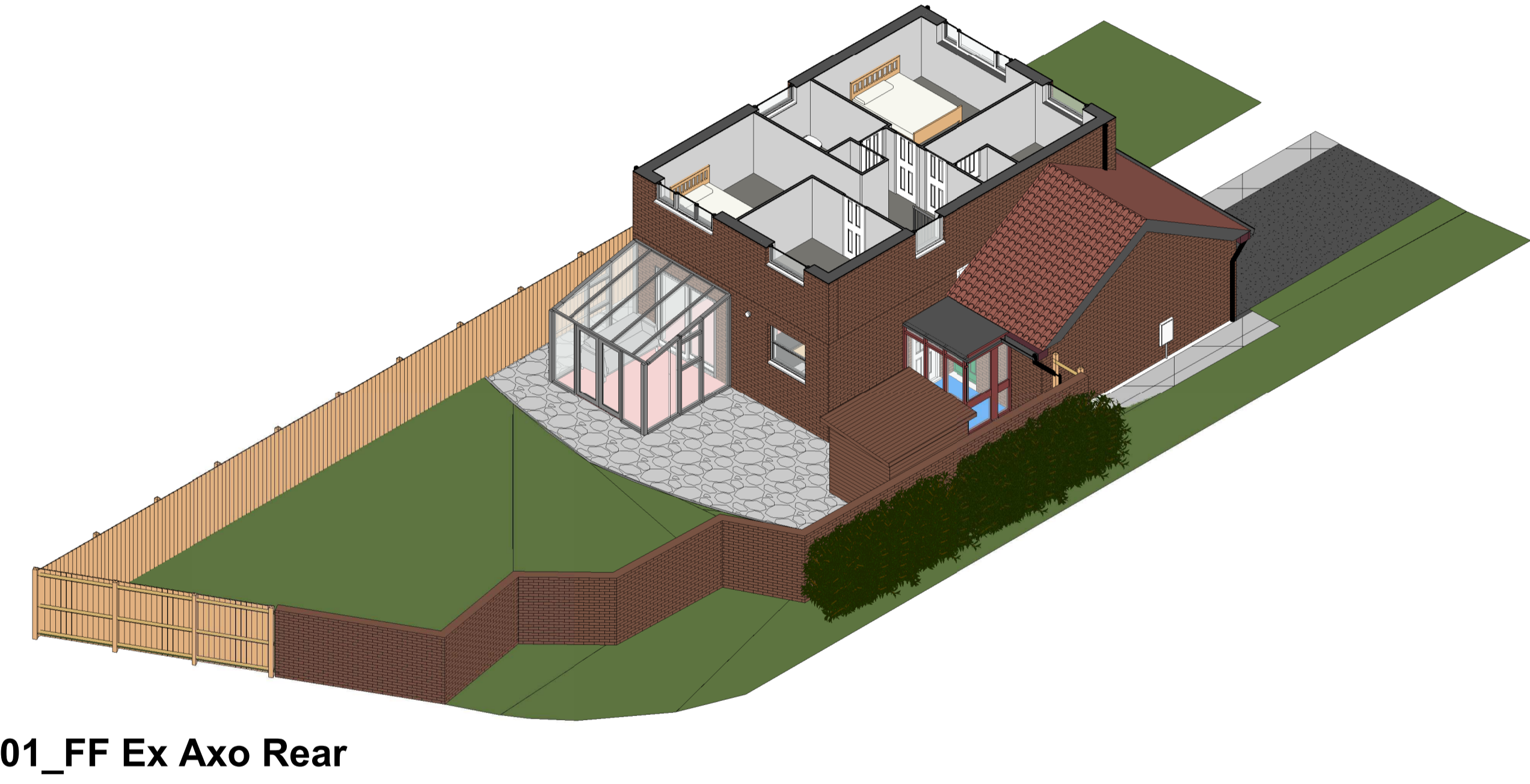
Ex Axo Front



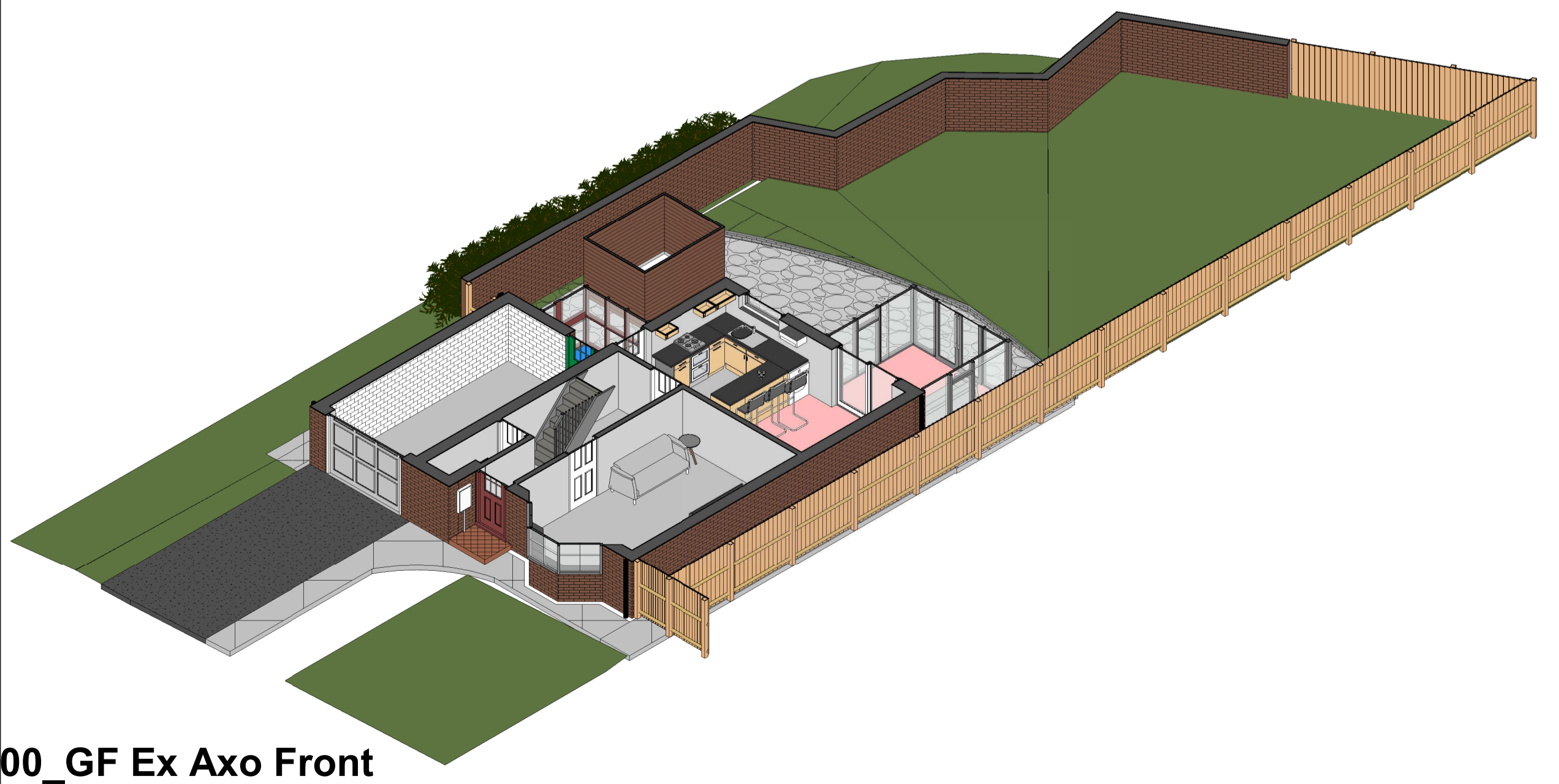
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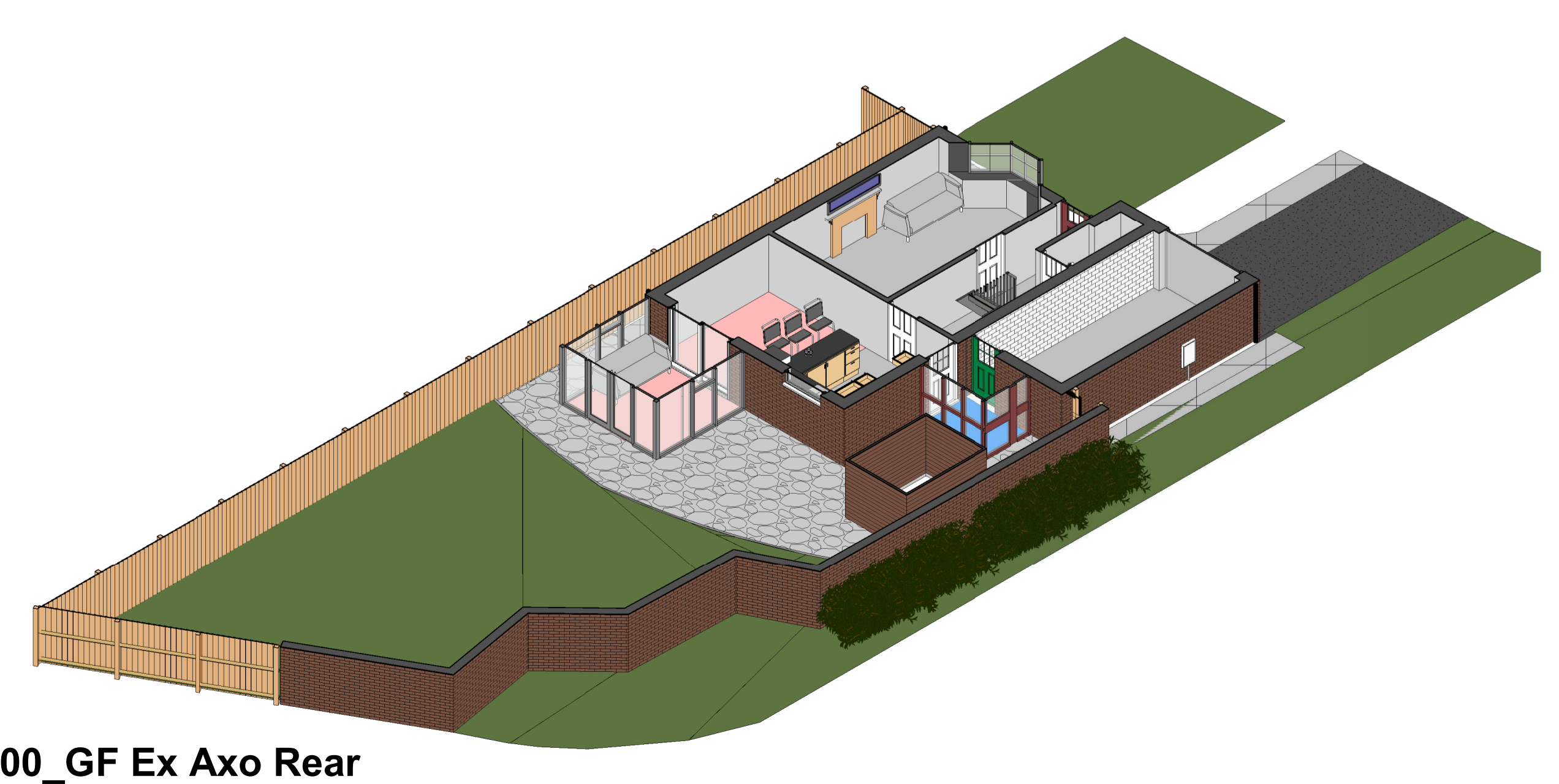
01_FF Ex Axo Front



01_FF Ex Axo Rear




00_GF Ex Axo Front

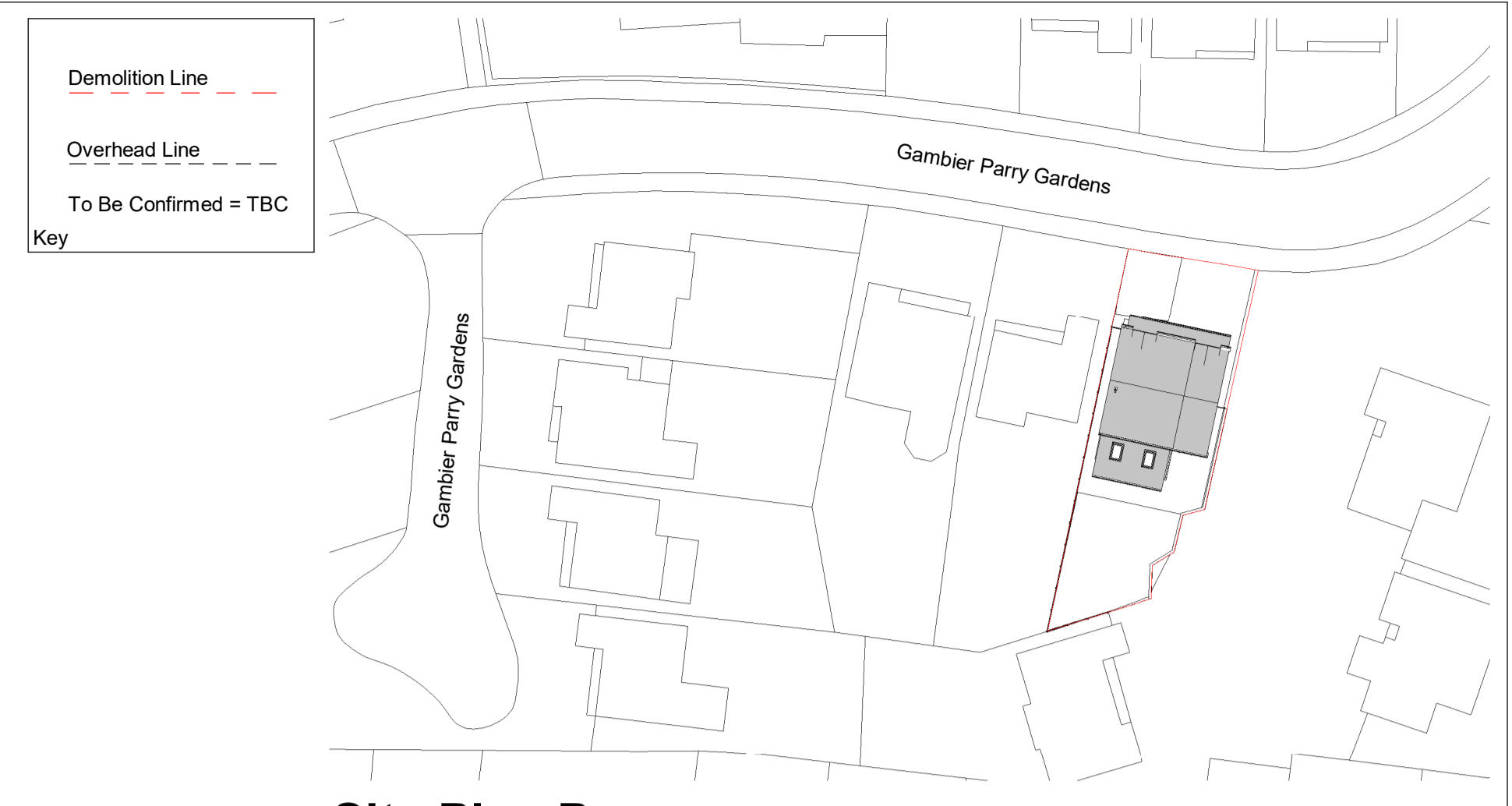
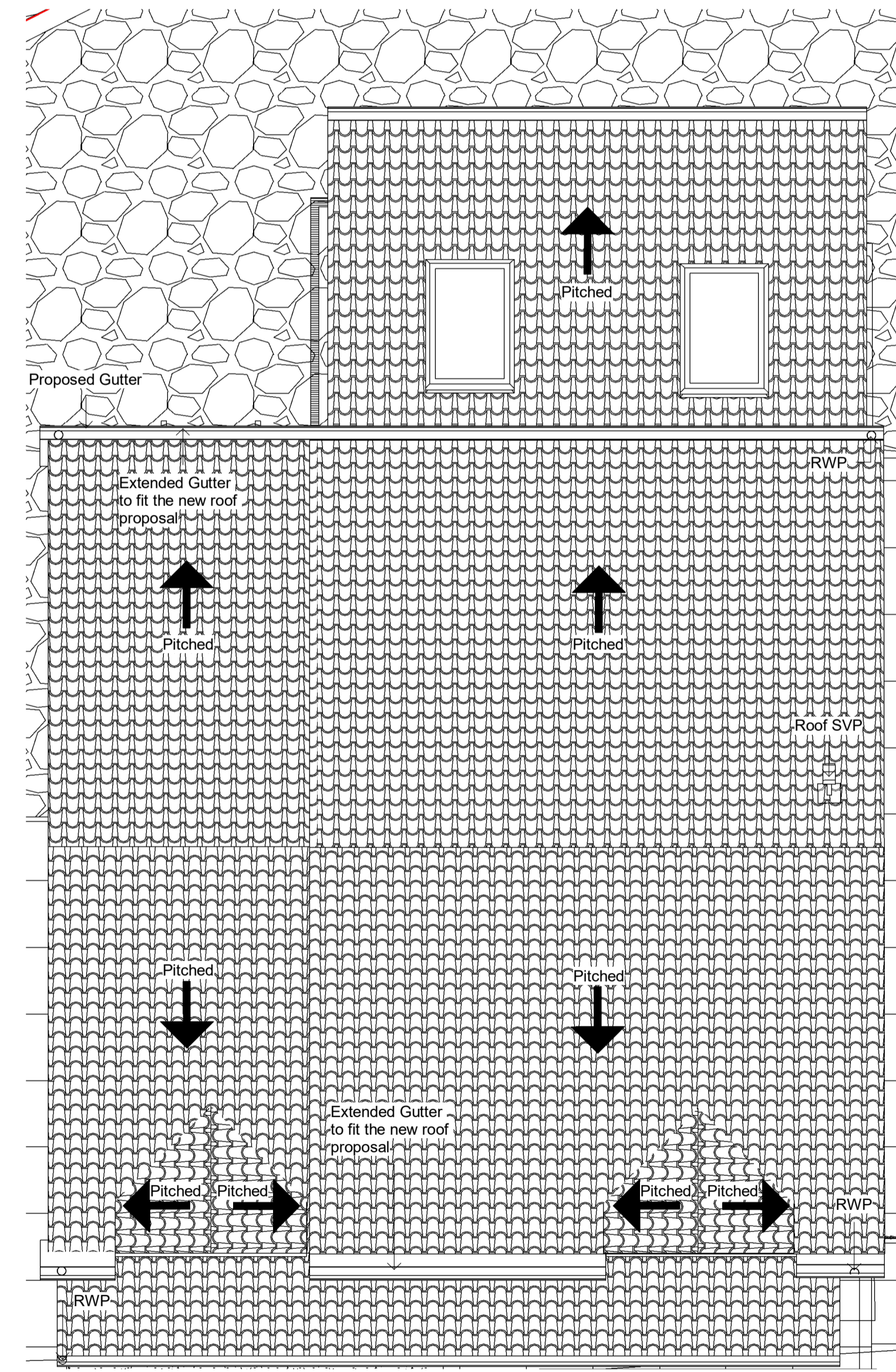
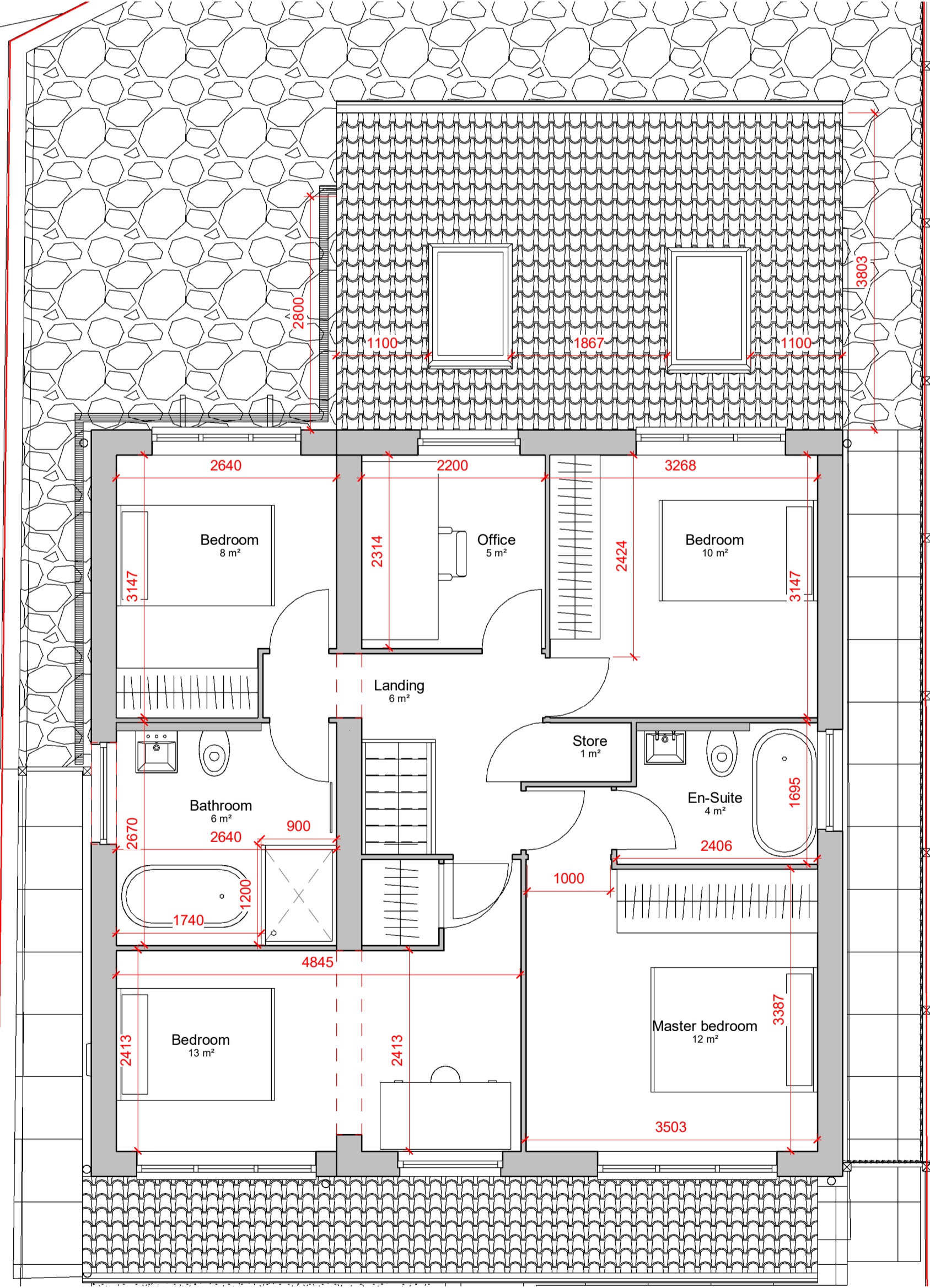
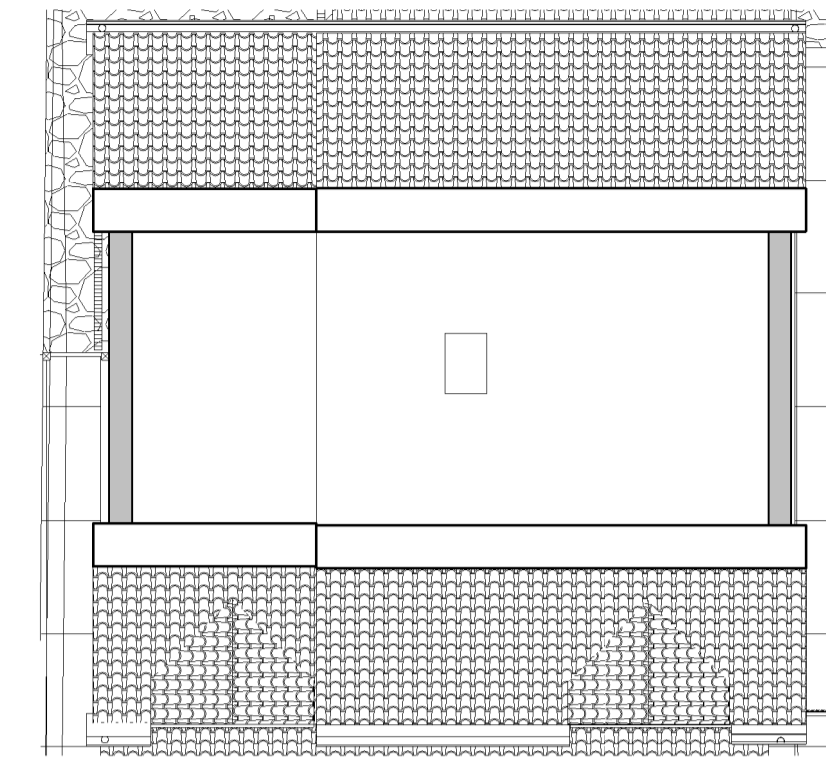
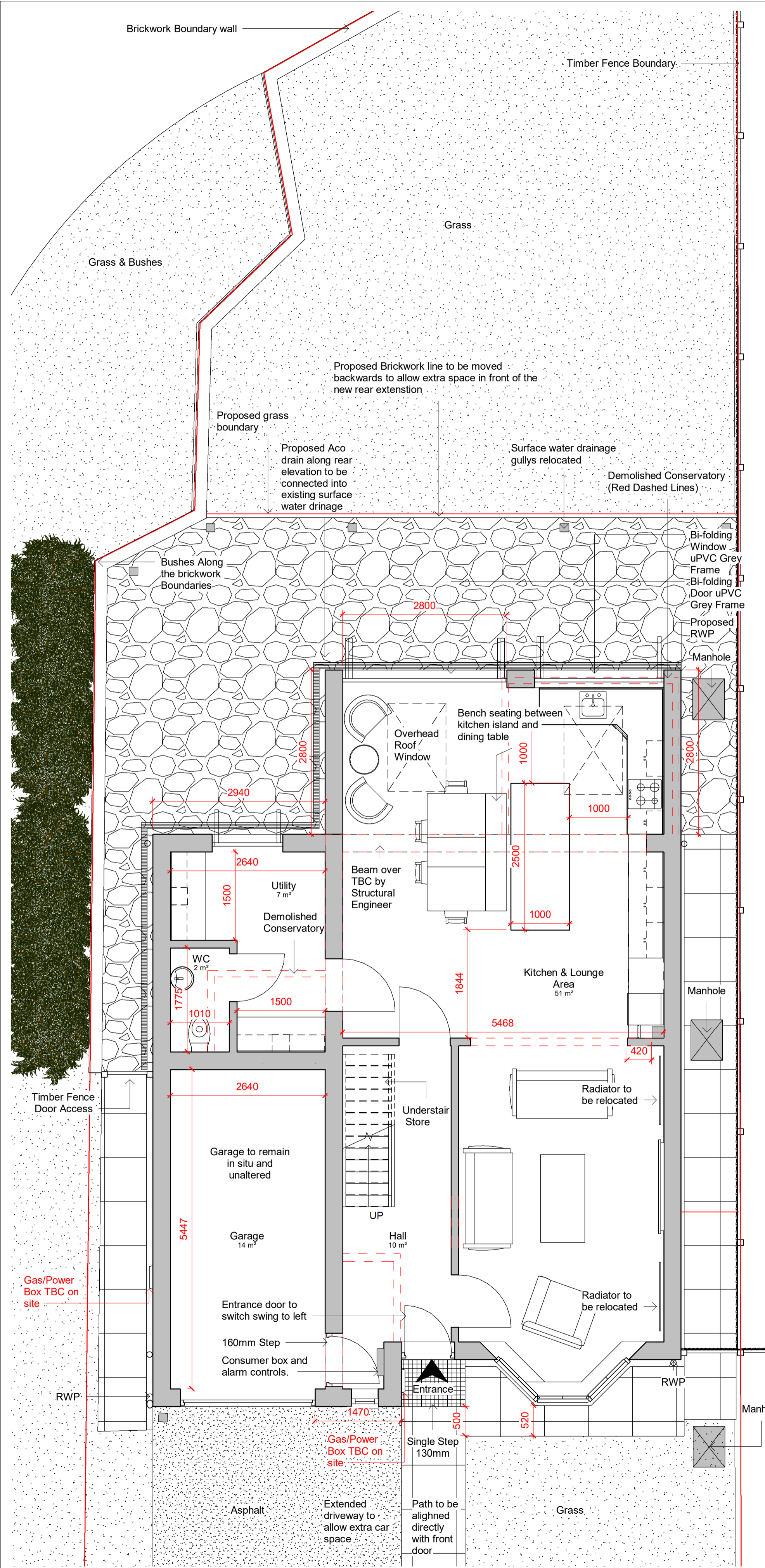


00_GF Ex Axo Rear

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STUDIO YAQUB
 70 GAMBIER PARRY
 GARDENS, LONGFORD,
 GLOUCESTER, GL2 9RE

Existing Visuals	
Project number	0247-01
Date	16.09.2021
Drawn by	MA
Checked by	UY
Scale	
P015	B

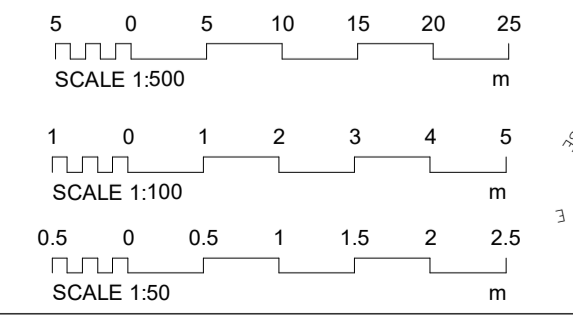


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A	13.10.2021	MA	Amendments from Client's meeting

STUDIO YAQUB
70 GAMBIER PARRY GARDENS, LONGFORD, GLOUCESTER, GL2 9RE

Proposed Floor & Site Plans

Project number	0247-01
Date	21.09.2021
Drawn by	MA
Checked by	UY
Scale	As indicated
P020	B



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