

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning 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 their obligations in regards to the processing of your application. Please refer to their 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:



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

Publication on Local 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 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:	<input type="text" value="MR"/>	First name:	<input type="text" value="D"/>
Last name:	<input type="text" value="HISCOCK"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text" value="66"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text" value="MANDARA GROVE"/>		
Address 2:	<input type="text" value="ABBYDALE"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="GLOUCESTER"/>		
County:	<input type="text" value="GLOS."/>		
Country:	<input type="text"/>		
Postcode:	<input type="text" value="GL4 5XT"/>		

2. Agent Name and Address			
Title:	<input type="text"/>	First name:	<input type="text"/>
Last name:	<input type="text"/>		
Company (optional):	<input type="text" value="IAN JOHNSTONE ASSOCIATES"/>		
Unit:	<input type="text"/>	House number:	<input type="text" value="01"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text" value="KING ARTHUR CLOSE"/>		
Address 2:	<input type="text" value="CHARLTON PARK"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="CHELTENHAM"/>		
County:	<input type="text" value="GLOS."/>		
Country:	<input type="text"/>		
Postcode:	<input type="text" value="GL53 7EX"/>		

3. Description of Proposed Works

Please describe the proposed works:

CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION AND
FORMATION OF PITCHED ROOF VER.

Has the work already started? Yes No

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

Has the work already been completed? Yes No

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

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. 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, extinguishments and/or creation of public rights of way? Yes No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. 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 possible:

Officer name:

Reference:

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

Details of the pre-application advice received:

PREVIOUSLY PERMITTED SCHEME.

7. 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

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

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

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

If Yes, please describe:

GARAGE NOT USED TO PARK VEHICLE.
EXISTING DRIVE TO REMAIN.

9. Authority Employee / 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 following statements apply to you and/or agent? Yes No With respect to the authority, I am:
 (a) a member of staff
 (b) an elected member
 (c) related to a member of staff
 (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	FACING BRICK	FACING BRICK	<input type="checkbox"/>	<input type="checkbox"/>
Roof	CONCRETE TILES	CONCRETE TILES	<input type="checkbox"/>	<input type="checkbox"/>
Windows	WHITE UP.V.C.	WHITE UP.V.C.	<input type="checkbox"/>	<input type="checkbox"/>
Doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

982 / 01 GROUND FLOOR PLAN, AS EXISTING. & ELEVATIONS.
/ 02. GROUND FLOOR PLAN AND ELEVATIONS AS PROPOSED.

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form
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**

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.

* "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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

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

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. 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: <input checked="" type="checkbox"/> | The original and 3 copies* of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building: <input type="checkbox"/> | The correct fee: <input checked="" type="checkbox"/> |
| The original and 3 copies* of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input checked="" type="checkbox"/> | | The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/> |
| The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/> | | |

*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.

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.

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY): (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

16. Site Visit

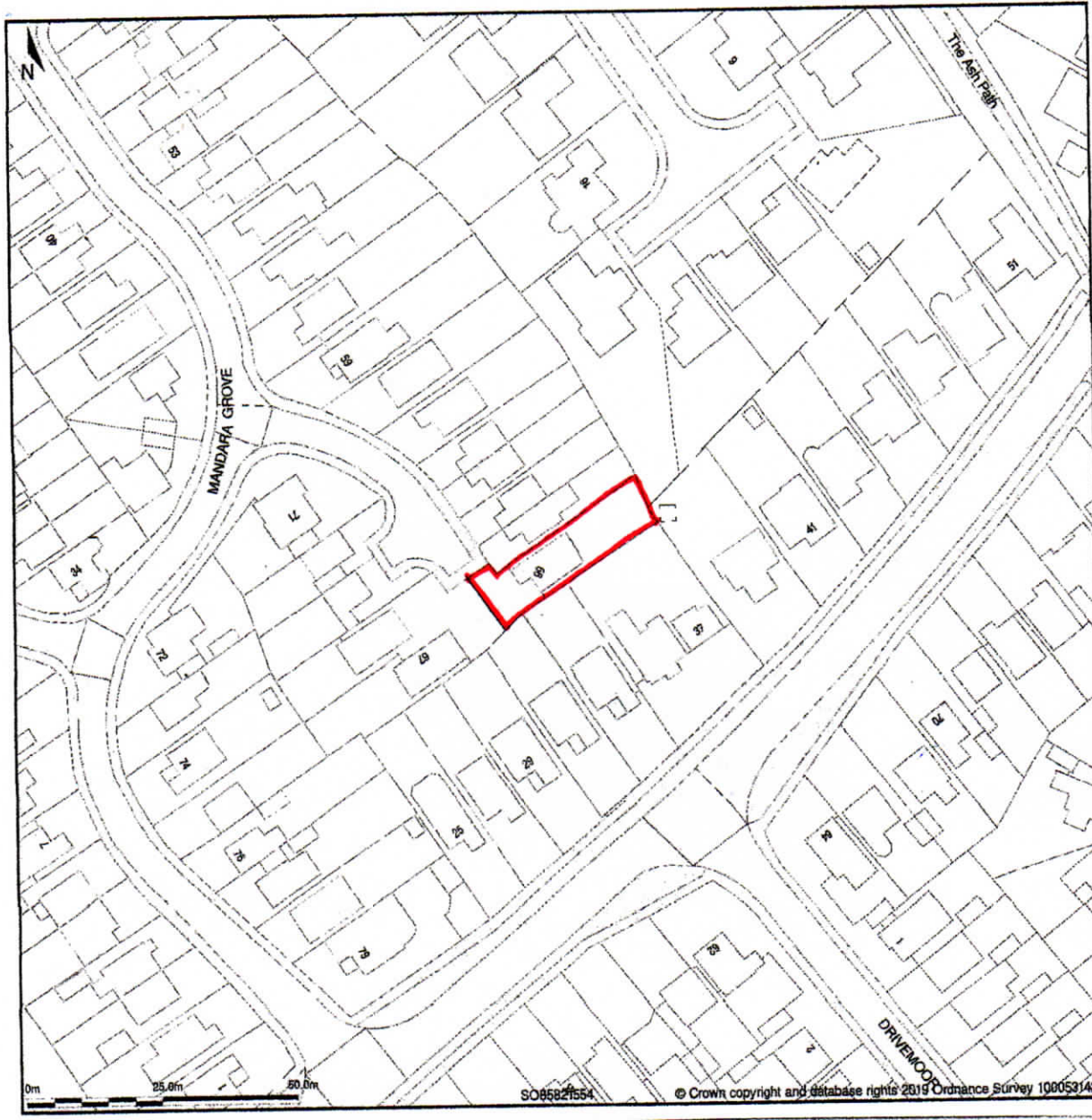
Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

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: Telephone number:

Email address:



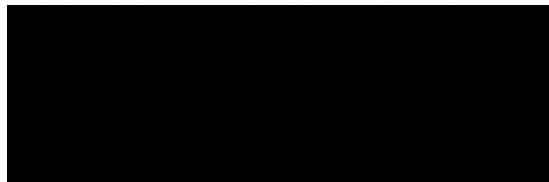
Ian Johnstone Associates
Building Planning & Design

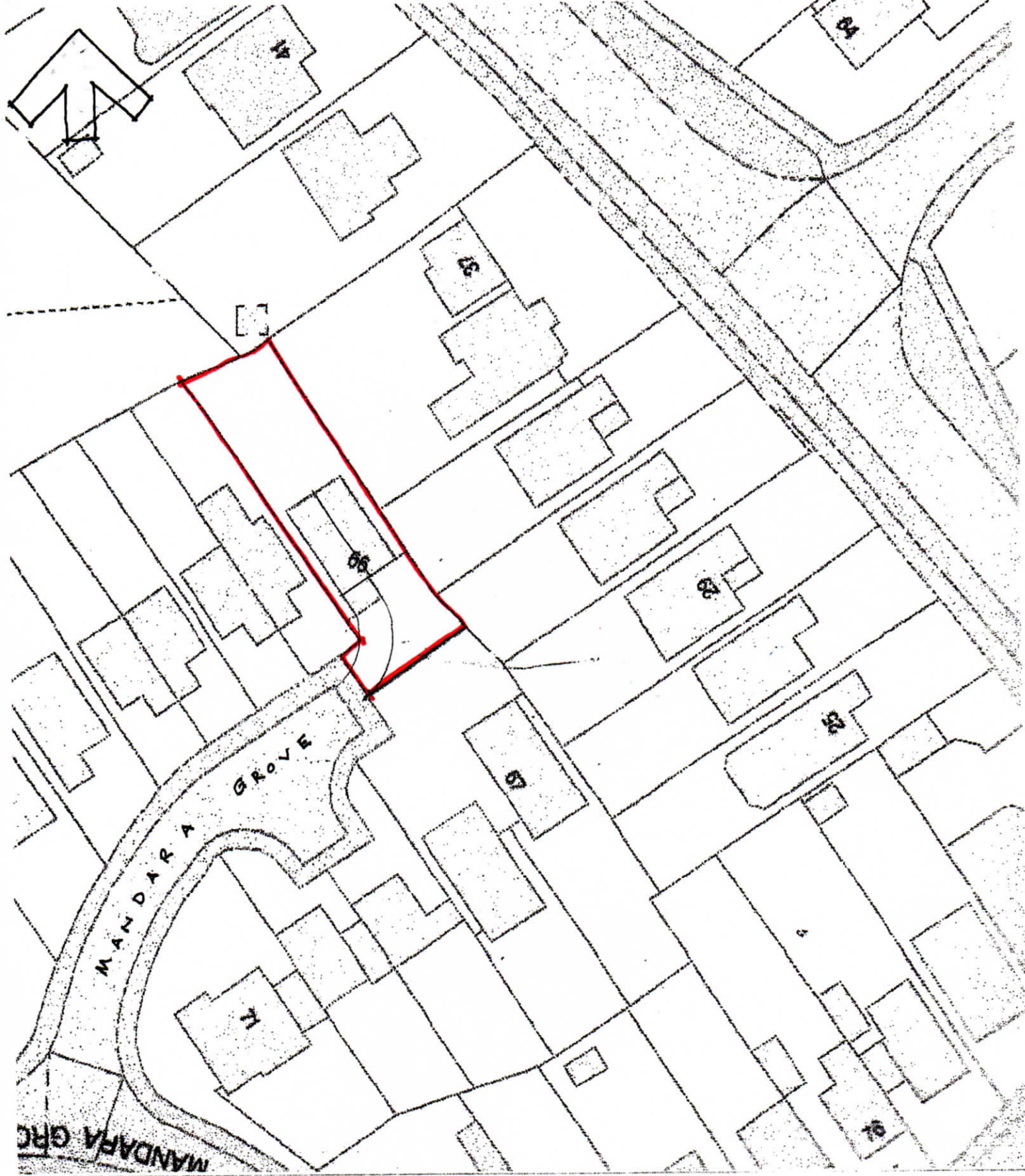
66 Mandara Grove Abbydale Gloucester Glos

1:1250 scale site location plan

O.S. Ref No : 100037319

1 King Arthur Close
Charlton Park
Cheltenham
Glos GL53 7EX





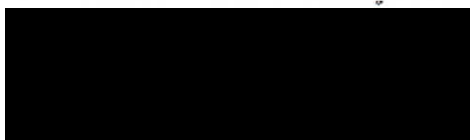
Ian Johnstone Associates
Building Planning & Design

66 Mandara Grove Abbydale Gloucester Glos

1:500 scale site block plan as existing

O.S. Ref No : 100037319

1 King Arthur Close
Charlton Park
Cheltenham
Glos GL53 7EX





Ian Johnstone Associates
Building Planning & Design

66 Mandara Grove Abbydale Gloucester Glos

1:500 scale site block plan as proposed

O.S. Ref No : 100037319

1 King Arthur Close
Charlton Park
Cheltenham
Glos GL53 7EX



IAN JOHNSTONE ASSOCIATES

Building Planning and Design

[REDACTED]

IEJ/LJ/982

25 January 2022

Development Control
Gloucester City Council
PO Box 3252
Gloucester
Glos GL1 9FW

Planning Ref No 19/00545/FUL

Dear Sir

66 MANDARA GROVE ABBEYDALE GLOUCESTER GLOS GL4 5XT
Proposed Garage Conversion for Mr D Hiscock

Please find attached completed forms for a Householder Application for Planning Permission for works or extension to a dwelling, for the proposed conversion of the existing garage into habitable accommodation and the construction of a pitched roof above to replace the existing flat roof, at the above dwelling.

I confirm that a payment of the fee in the sum of £206.00 will be made by bank transfer.

I also attach a copy each of the following drawings:

1:1250 scale site location plan
1:500 scale site block plans, as existing, and as proposed,
982/01 1:50 scale ground floor plan, with 1100 scale elevations as existing,
982/02 1:50 scale ground floor plan, with 1100 scale elevations as proposed.
I also attach a set of photographs of the existing dwelling.

One of the reasons for the proposed work was the subsidence caused by an existing hedge, to the projecting garage, this hedge was removed and the ground is now re-establishing itself. My client has not been in a rush to undertake the work, because of this, also he has not been helped because of the current situation. Would it therefore be possible to extend the time period for him to start the project, from three to five years, should you be mindful to approve this current application.

I trust that the attached will be acceptable to you, but once you have had the opportunity to inspect the application, should you require any further information, clarification, or wish to discuss the scheme, please do not hesitate to contact me.

Yours faithfully,

[REDACTED]

Ian Johnstone Associates

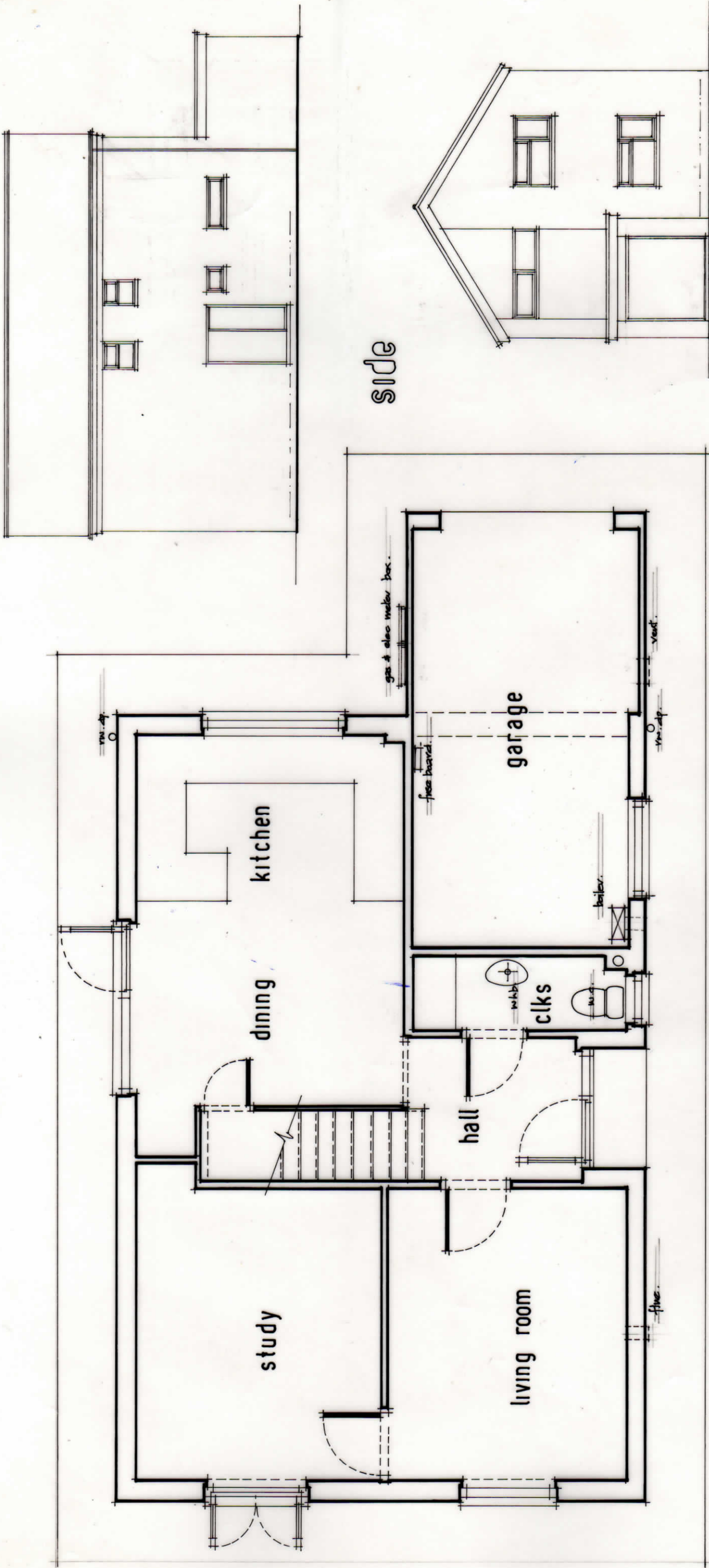
[REDACTED]











ground floor plan

Job : 66 MANDARA GROVE ABBEYDALE
GLOS GL4 5XT

Client : MR D HISCOCK

Drawing : Details of Proposed Garage Conversion
Ground Floor Plan as Existing

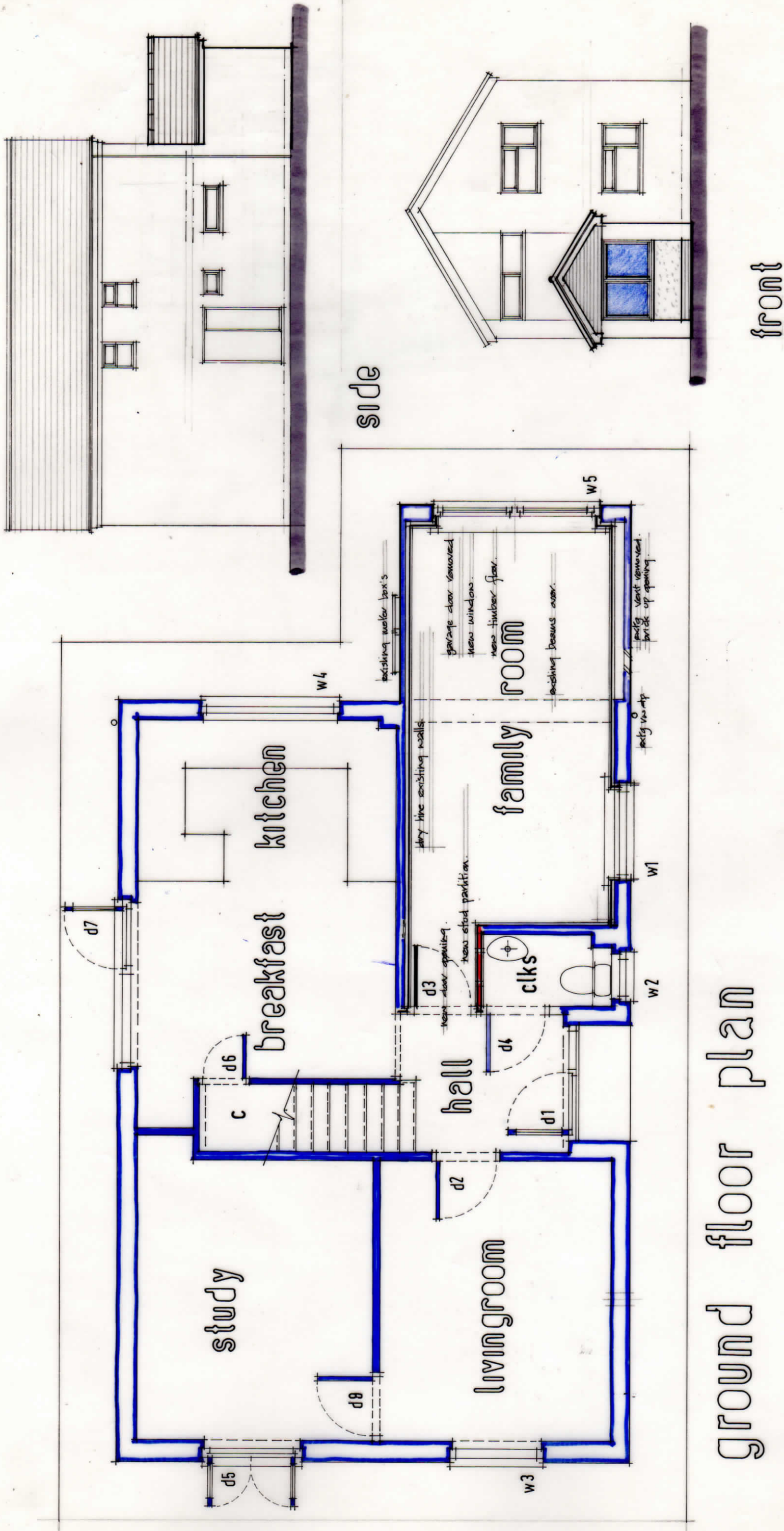
Scale : 1:50

Job No : 982

Ian Johnstone Associates
Building Planning & Design

Date : August 2017

Drawing No : 01



ground floor plan

Job : 66 MANDARA GROVE ABBEYDALE
 GLOS GL4 5XT
 Client : MR D HISCOCK
 Drawing : Details of Proposed Garage Conversion
 Ground Floor Plan as Proposed

Scale : 1:50
 Job No : 982

Ian Johnstone Associates
 Building Planning & Design

Date : August 2017
 Drawing No : 02