



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

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 recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Khalisha

Surname

D'souza

Company Name

Address

Address line 1

66 Granville Road

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA11 0JT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The proposal comprises several elements, including internal alterations and minor changes to the external fenestration.

Internal Alterations

The submission seeks to convert the old shop storage area into a WC and utility room. This will also allow for the expansion of the existing kitchen and dining space which will be combined to create a large open plan sociable space with a central kitchen island.

External Alterations

To follow the changes that are happening internally, the existing uninsulated garage door that offers access to the old shop storage will be bricked up and an existing access door on the side elevation will be repositioned. These two changes will make way for two high level windows to allow for light ingress into the open plan kitchen and dining room and will not have the capability to open outward onto the street. The lower edge of these windows will be 1.8m above ground level to avoid those on the pavement being able to look into the property.

The existing shop style window at the ground floor at the front of the property is proposed to be replaced by a bay window to match the character of the rest of the street and hold the identity of a residential property. The bay window will project approx. 0.7m from the front elevation with a width of approx. 3m and an overall height of approx. 2m.

Currently the front of the property is open to the street with no private boundary between the facade and the pavement. It is proposed to introduce a low level brick wall in the front garden with a metal gate for entry. This will match the size, scale and setting out as the rest of the street character, as well introduce a sense of privacy and safety.

As the property was formerly a shop, the front door is on an angle to invite customers off the street. It is proposed to square off the external walls and have the front door face perpendicular to the front facade as do the rest of the residential properties on the street.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

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)

Type:

Walls

Existing materials and finishes:

Front Facade: White Painted Brick Side Facade: White Render

Proposed materials and finishes:

Front Facade: White Painted Brick Side Facade: White Render

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

N/A - Neighbouring house has a brown brick low level front garden wall.

Proposed materials and finishes:

Brown brick low level front garden wall

Type:

Windows

Existing materials and finishes:

White framed windows

Proposed materials and finishes:

White framed windows

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

GRA-MSQ-ZZ-ZZ-DR-A-0000
GRA-MSQ-ZZ-ZZ-DR-A-0001
GRA-MSQ-ZZ-RF-DR-A-0002
GRA-MSQ-ZZ-ZZ-DR-A-0100
GRA-MSQ-ZZ-ZZ-DR-A-0101
GRA-MSQ-ZZ-ZZ-DR-A-0102
GRA-MSQ-ZZ-ZZ-DR-A-1001
GRA-MSQ-ZZ-ZZ-DR-A-1002
GRA-MSQ-ZZ-ZZ-DR-A-1100
GRA-MSQ-ZZ-ZZ-DR-A-1101
GRA-MSQ-ZZ-ZZ-DR-A-1102
GRA-MSQ-ZZ-ZZ-RP-A-7000

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

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

GRA-MSQ-ZZ-ZZ-DR-A-0001 - Existing
GRA-MSQ-ZZ-ZZ-DR-A-1001 - Proposed

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

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

Pre-application Advice

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

- ☐ Yes
☒ No

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

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Matthew

Surname

Rogers

Declaration Date

24/05/2023

☒ Declaration made

Declaration

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

Matthew Rogers

Date

24/05/2023