



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

Mr

First name

Surname

Ohlson & Till

Company Name

Address

Address line 1

Boughurst Farm Leywood Road

Address line 2

Meopham

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA13 0UD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

Demolition of existing workshop and storage building and construction of a new car port, workshop and storage building with associated turning and visitor parking area.

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:

Vehicle access and hard standing

Existing materials and finishes:

1. Concrete hardstanding to existing parking area. 2. Concrete hardstanding to existing driveway east end beyond surface drain.

Proposed materials and finishes:

1. Re-landscaped and turfed. 2. Pea shingle rolled into permeable asphalt sub-surface.

Type:

Walls

Existing materials and finishes:

Asbestos-cement sheets.

Proposed materials and finishes:

Black painted featheredged horizontal weatherboard cladding.

Type:

Roof

Existing materials and finishes:

Asbestos-cement sheets.

Proposed materials and finishes:

Traditional clay roof tiles.

Type:

Windows

Existing materials and finishes:

Metal framed and glazed.

Proposed materials and finishes:

Not applicable.

Type:

Doors

Existing materials and finishes:

Metal panel doors.

Proposed materials and finishes:

Timber doors with black painted vertical cladding to match walls.

Type:

Lighting

Existing materials and finishes:

Black metal spotlights to east elevation above doors, external lights.

Proposed materials and finishes:

Wall mounted black metal downlights (<3000k temperature) external lights.

Type:

Other

Other (please specify):

Ironmongery

Existing materials and finishes:

Not applicable.

Proposed materials and finishes:

Traditional metal ironmongery to doors painted black.

Type:

Other

Other (please specify):

Rainwater goods

Existing materials and finishes:

Not applicable.

Proposed materials and finishes:

Black plastic gutters and rainwater downpipes.

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

Design and Access Statement including Heritage Statement SEPT 2023, 2023 PRA_Boughurst Farm DA13 0UD v3, CPBF_SP_01 Location Plan, CPBF_SP_02 Block Plan Existing, CPBF_EX_01 Existing Workshop & Store Building, CPBF_EX_05 Existing South Facing Site Elevation, CPBF_SP_03 Block Plan Proposed, CPBF_E_11 Proposed GF Plan South & East Elevations, CPBF_E_12 Proposed Roof Plan North & West Elevations, CPBF_E_15 Proposed South Facing Site Elevation, CPBF_P_01_Illustrative Partial Site Plan, CPBF_S_01_Illustrative Site Section

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

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

CPBF_SP_02 Block Plan Existing, CPBF_SP_03 Block Plan Proposed, CPBF_P_01_Illustrative Partial Site Plan

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

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

Existing parking arrangements consist of covered parking in the curtilage listed 'gatehouse' building, on a concrete hardstanding north of the house, and often random parking along driveway as required in a bid to avoid parking in the 'gatehouse'.

Proposed parking arrangements comprise 2no. covered residents parking spaces within proposed new building, and 2no. external visitor spaces and vehicle turning area in the new hardstanding opposite the building. The proposals remove the need for vehicles to park in the curtilage listed building which was not designed to fit modern vehicles inside.

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

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Rebecca Johnston-Photis

Date

25/09/2023