



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

Application for a Lawful Development Certificate for a Proposed Use or Development

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	Broadwood House
Address Line 1	Pondfield Lane
Address Line 2	Shorne
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 3LD

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

Easting (x)	Northing (y)
569335	170011

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

F

Surname

Whitehead

Company Name

Address

Address line 1

Broadwood House Pondfield Lane

Address line 2

Shorne

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA12 3LD

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 Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Demolition of the existing conservatory and construction of a rear extension which will extend out from the original rear wall of the house by 4 metres and have an overall height of 3 metres. The extension will be in facing brick with a brick plinth to match the original brickwork.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use is as a dwelling. The property has been in use as a dwelling for over 35 years.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

As set out in the Pre-application response, reference PRE20240211, there is a list of planning applications to extend the dwelling dating back to 1982. Decision notice GR/88/923 refers to the use as a private dwelling house.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

This application is for a rear extension to the original rear wall of the house. This extension is permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 Part 1 of Schedule 2 deals with householders alterations and extension. Under Class A extensions are permitted development provided they do not breach certain limits and conditions. The extension proposed complies with the single storey, 4 metre extension rule, the 4 metre overall height and 3 metre to eaves rule and less than 50% of curtilage requirement. The extension can't be finished in certain materials such as cladding or render so is to be finished in facing brick.

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

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):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE20240211

07/08/2024

Details of the pre-application advice received

In respect to the enquiry regarding this rear extension, the response says:

2. The kitchen extension to the rear of the house which will extend no more than 4m out from the original rear wall of the house, be no more than 3m tall and will not be attached to the lounge. Is this acceptable in principle? Again, acceptable in principle. This must not attach to any other part of the building that is not original in order to be considered permitted development. As with the above, a lawful development certificate should be applied for in order to be certain of this.

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

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Jonathan Bolton

Date

09/10/2024