



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	56
Suffix	
Property Name	
Address Line 1	Havisham Road
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 4UN

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

Easting (x)	Northing (y)
567520	172940
Description	

Applicant Details

Name/Company

Title

Mr and Mrs

First name

B.

Surname

Treleaven

Company Name

Address

Address line 1

56 Havisham Road

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA12 4UN

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Extension and refurbishment of existing residential detached garage to provide ancillary residential accommodation

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:

Proposed materials and finishes:

BRICKWORK TO MATCH EXISTING INCL. RECONSTITUTED STONE DETAILS

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

PITCHED ROOF TILES WITH WHITE UPVC BARGE AND SOFFITT BOARDING TO MATCH EXISTING

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

WHITE TIMBER/METAL/UPVC FRAMED CLEAR DOUBLE GLAZED WINDOWS TO MATCH EXISTING

Type:

Other

Other (please specify):

RAINWATER AND SANITATION GOODS

Existing materials and finishes:

Proposed materials and finishes:

BLACK UPVC TO MATCH EXISTING

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

1120 Proposed Section AA and East and West Elevations and 1130 Proposed North and South Elevations

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

Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes

☐ No

If Yes, please describe:

Loss of 1 no. car parking space due to detached garage conversion, currently used as a gym, leaving 3 no. total on site car parking spaces

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 *****

PRE20230143

Date (must be pre-application submission)

21/09/2023

Details of the pre-application advice received

Proposal

This pre-application proposes extensions to the detached garage building and conversion into a self-contained annexe. The dimensions of the extended outbuilding are listed below (with the increases highlighted in red):

Depth - 6.75m (+2.25m)

Width - 10.15m (+4.3m)

Height (max) - 5.48m (+1.63m)

Height (eaves) - 3.45m (+0.8m)

Summary

The Local Planning Authority are concerned with the scale, bulk and massing of the annexe outbuilding, which is considered to be or could become a separate planning unit, is out of character with the area and harmful to the amenity of adjoining properties. Therefore, the proposal is contrary to local and national planning policy and is unlikely to be supported.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

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; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

56

Suffix:

Address line 1:

Havisham Road

Address Line 2:

Town/City:

Gravesend

Postcode:

DA12 4UN

Date notice served (DD/MM/YYYY):

27/09/2023

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Steve

Surname

Baker

Declaration Date

10/10/2023

☒ 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

Steve Baker

Date

10/10/2023