



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	34
Suffix	
Property Name	
Address Line 1	Northridge Road
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 5AY

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

Easting (x)	Northing (y)
565124	172375
Description	

Applicant Details

Name/Company

Title

Mr.

First name

John

Surname

Woodley

Company Name

Address

Address line 1

34 Northridge Road

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

United Kingdom

Postcode

DA12 5AY

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 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)

Loft conversion with dormer and erection of outbuilding to the rear garden at use of home-office and garage.

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

Proposal for Loft Conversion with dormer

The proposal for a Loft Conversion with dormer fully complies with the permitted development guidance as set out on the planning portal website, within as Class A Development, on the terms of 'The Town and Country Planning' (General Permitted Development): The enlargement, improvement or other alteration of a dwelling house.

The relevant guidance for the proposal is set out below:

- 1) Existing house is not a listed building and is not in a conservation area.
- 2) The proposal is for a loft conversion with dormer to rear elevation to an existing house.
- 3) The proposed rear dormer is 5,035 meters wide, 2,50 meters high and 3,50 meters deep.

The overall projected volume is therefore less than 40 cubic meters allowed by PD.

3,50m x 2,50m x 5,035m / 2 = 22.02 cubic meters.

- 4) 2no rooflights are to be added to the front elevation to allow natural light to the bedroom and they will not exceed the height of the highest part of the existing roof.
- 5) The proposed materials are of similar appearance to those of the existing dwelling house (only rooflights are to be added externally).

Proposal for outbuilding to the rear garden at use of home-office and garage.

The relevant guidance for this proposal is set out below:

- 1) No outbuilding on land forward of a wall forming the principal elevation.
- 2) Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- 3) Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwelling house.
- 4) No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
- 5) No more than half the area of land around the "original house"* would be covered by additions or other buildings.
- 6) In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from the house to be limited to 10 square metres.
- 7) On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
- 8) Within the curtilage of listed buildings, any outbuilding will require planning permission.

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

34NR 34NR Evidence to verify application

34NR01/EX ground floor existing
34NR02/EX first floor existing
34NR03/EX loft plan existing
34NR04/EX roof plan existing
34NR05/EX front elev existing
34NR06/EX rear elev existing
34NR07/EX side elev south existing
34NR08/EX side elev north existing
34NR09/EX site plan existing

34NR01/PR ground floor proposed
34NR02/PR first floor proposed
34NR03/PR loft plan proposed
34NR04/PR roof plan proposed
34NR05/PR front elev proposed
34NR06/PR rear elev proposed
34NR07/PR side elev south proposed
34NR08/PR side elev north proposed
34NR09/PR site plan proposed

34NR BP01/EX block plan existing
34NR BP01/PR block plan proposed

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?

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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

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

Giovanni Mastromartino

Date

20/12/2024