



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

Marc

Surname

Jeannin

Company Name

Address

Address line 1

Haydown Buckland Road

Address line 2

Luddesdown

Address line 3

Town/City

Gravesend

County

Kent

Country

United Kingdom

Postcode

DA13 0XF

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

The details associated with the proposed development can be broadly summarised as follows:

- Demolition of the existing conservatory and part of the existing building on the south elevation in order to create a single volume
- New wood cladding in order to create a single unified volume
- Refurbishment of the existing stair enclosure to create a new void in order to improve natural lighting and improve insulation
- Replacement of existing windows
- Upgrade of the interior layout
- Removal of the existing back roof on the east elevation to create a new green roof to enhance the surrounding natural environment
- Enhancement of front garden with a new decking area

The project proposal aims to refurbish the original house while maintaining the original footprint. The proposal seeks to renovate the interior layout and change the house's envelope to create a single volume that aims to harmonize with the surrounding nature. The whole refurbishment will be built to achieve the standards for construction and energy performance set up by the building regulations.

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:

Beige painted render finish to exterior wall Dark wood cladding

Proposed materials and finishes:

Wood Raincreen cladding - Thermopine mid grey or similar Wood Raincreen cladding - Thermopine natural colour or similar

Type:

Windows

Existing materials and finishes:

Existing PVC windows Existing PVC door windows

Proposed materials and finishes:

Black Aluminium double glazed window Black Aluminium double glazed window door

Type:

Roof

Existing materials and finishes:

Existing grey tiled roof

Proposed materials and finishes:

Roof Raincreen cladding - Thermopine mid grey or similar Green sedum roof

Type:

Doors

Existing materials and finishes:

Existing wood doors

Proposed materials and finishes:

Black wood door

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

Drawing numbers

P011-MCW-MH-XX-DR-A-20200	Existing North Elevations
P011-MCW-MH-XX-DR-A-20201	Existing East Elevation
P011-MCW-MH-XX-DR-A-20202	Existing South Elevation
P011-MCW-MH-XX-DR-A-20203	Existing West Elevation
P011-MCW-MH-XX-DR-A-20250	Proposed North Elevations
P011-MCW-MH-XX-DR-A-20251	Proposed East Elevation
P011-MCW-MH-XX-DR-A-20252	Proposed South Elevations
P011-MCW-MH-XX-DR-A-20253	Proposed West Elevation”
P011-MCW-MH-XX-DR-A-22200	North Elevation - Bay Study
P011-MCW-MH-XX-DR-A-22201	East Elevation - Bay Study
P011-MCW-MH-XX-DR-A-22202	South Elevation - Bay Study
P011-MCW-MH-XX-DR-A-22203	West Elevation - Bay Study

And on the design and access statement under existing elevation, proposed elevations and bay studies

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.

The closest tree locations are shown in on
P011-MCW-MH-00-DR-A-00200 Block Plan - Site 1/100

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☒ Yes

☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

No trees will be affected by the proposal. However, hedges will be removed and relocated on the south elevation.
As shown in
P011-MCW-MH-00-DR-A-20100 Existing Ground Floor Plan
P011-MCW-MH-00-DR-A-20150 Proposed Ground Floor Plan

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

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

PRE20220240

Date (must be pre-application submission)

30/09/2022

Details of the pre-application advice received

Summary

As set out in this advice, your proposal would appear to have a positive impact upon the appearance of the existing dwelling. From the information provided it would also appear to meet the tests relating to development in the Green Belt. However, these issues would need to be assessed in more detail once full elevational details of the scheme are available. If it transpired that the proposal would result in a significant increase in the mass and scale of the overall building, for the reasons set out in this advice there could be conflict with Green Belt policy as well as Policy C13 of the Gravesham Local Plan First Review (November 1994) which restricts the size of residential extensions within the countryside. As set out above, permission could only then be granted if there was a sufficiently strong case to of very special circumstances which outweighs the potential harm to the Green Belt.

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

Sebastian

Surname

Mongillo

Declaration Date

20/12/2022

☒ 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

Sebastian Mongillo

Date

29/12/2022