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 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)
564281	166718

Description

Applicant Details

Name/Company

Title

Mrs.

First name

Rebekah

Surname

Coughlan

Company Name

Address

Address line 1

6 Longfield Road

Address line 2

Meopham

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA13 0EN

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

Proposed first floor rear bedroom infill extension and rear summerhouse ancillary to the main house

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:
Pebbledash wall

Proposed materials and finishes:
Pebbledash wall to match existing

Type:
Roof

Existing materials and finishes:
Pitched concrete tile roof

Proposed materials and finishes:
Pitched concrete tile roof 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

87-P-001G_Site Location Plan.pdf
87-P-002G_Existing Site Plan.pdf
87-P-010G_Existing Ground Floor Plan.pdf
87-P-011G_Existing First Floor Plan.pdf
87-P-012G_Existing Roof Plan.pdf
87-P-020G_Existing East and West Elevation.pdf
87-P-021G_Existing North & South Elevation.pdf
87-P-100G_Proposed Site Plan.pdf
87-P-110G_Proposed Ground Floor.pdf
87-P-111G_Proposed First Floor Plan.pdf
87-P-112G_Proposed Loft Floor.pdf
87-P-113G_Proposed Roof Plan.pdf
87-P-120G_Proposed East and West Elevations.pdf
87-P-121G_Proposed North and South Elevations.pdf
87-P-160G_Proposed Summerhouse plans.pdf

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

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

First Name

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

08/02/2023

Details of the pre-application advice received

The proposed dormer and hip to gable extension would add excessive size and bulk to the application property and would be out of character with the building and its surroundings. As such, a future planning permission would be likely to be refused for the proposed development.

- The proposed summerhouse would have an acceptable footprint but the height, roof design fenestration and facing materials should be carefully considered.
- The proposal would provide a good standard of living for future occupiers.
- The proposal would have an adverse overshadowing and overbearing impact to the first floor rear bedroom window at no. 8 Longfield Road. This impact would be exacerbated by a tunnelling effect (from the proximity of a first floor rear extension at no. 8) and the northern orientation of the properties.
- The proposal would not have any adverse archaeological impacts.
- Any future planning application should include details of parking/access, ecological enhancements, foul and surface water drainage and set out how the climate change agenda would be addressed.
- Despite there being a number of positive aspects to the proposed development, the design issues would be overriding. Therefore it is strongly recommended that the proposal be subject to considerable amendment (to significantly reduce the size and bulk of the roof alterations) prior to the submission of any further pre-application enquiry or future planning application.

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

Sean

Surname

Payne

Declaration Date

13/09/2023

☒ 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

Sean Payne

Date

13/09/2023