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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)
564489	167223

Description

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Belham

Company Name

Address

Address line 1

No. 7 Denesway

Address line 2

Meopham

Address line 3

Gravesend

Town/City

Kent

County

Country

United Kingdom

Postcode

DA13 0EA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Extension, modernisation and renovation works to No. 7 Denesway designed to meet present and future needs for a family with a view of long term residence, as well as fit in with the diverse variety of nearby properties within the street setting.

Changes to Rear Garden Layout:
Demolition of the garage and replaced with new fencing.
Creation of a new patio outdoor living space.
New soft landscaped area, the green zone will aid with local biodiversity.
Additional evening sunlight into rear garden.

Driveway Enhancements:
Widening and stabilizing the driveway for practical off-road parking.
Retaining of main tree (Salix integra/ Flamingo Tree) in front garden, retain space for soft landscaping, including flowering plants within the right hand side border.
The extended driveway will utilise SUD's compliant/ permeable materials.
Future proofed for family access.

Structural Expansion:
Construction of a 2.7m wide double side extension, with disabled and wheelchair access facilitated by a 1 metre wide side alleyway.
Ground floor porch extension 1.8m beyond the current front elevation to the point of the existing front door recess.
Subservient hipped roof to reduce bulk of overall extension and aid with light to rear gardens.
Construction of a 4m single rear extension across the rear of the property, complete with sky lights and outward facing Bi-fold doors.

Unified, Sustainable and Carefully Modernised Aesthetics:
Integration with the existing structure, ensuring consistency in roof height and tile design, retaining existing brick pillar design details.
Matching front brickwork with sustainable use of reclaimed brick where possible, promoting circularity and minimizing environmental impact.
Feature porch/ garage with contemporary decorative gable end design.

Holistic Modernization:
Comprehensive upgrades to insulation, windows, fabric, and building heating systems.
Enhanced U-Values for a more environmentally friendly EPC rating and sustained longevity.
Modernizing the property's architectural essence and improving levels of natural light.

Ground Floor (GF):
Functionally designed porch with WC.
Creation of utility room for practicality.
Creation of a new front room/ snug area, with increased sized tilt-and-turn front windows.
Hallway maintaining the property's original character, leading to an open-plan living space
New rearward kitchen in ground floor extension including dining, family living area with indoor/outdoor accessibility.

First Floor:
Architectural Refinements in the side extension with the introduction of a double-height pitched ceiling in the new family bathroom and 4th bedroom.
Strategic placement of skylights and high-level privacy glass (above eye height) for an architecturally conscious touch to prevent overlooking to neighbouring properties.
Rooms reoriented and modernized, including an en-suite room with double doors overlooking garden and a Juliet balcony with safety glass balustrade.

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:

Bricks and mortar

Proposed materials and finishes:

Front of the property will have matching external bricks and mortar. Grey UPVC Cladding on the new porch gable. Side elevation of the property be either cladded or rendered on top of block and brickwork. Rear of the property will rendered/ cladded on top of block and brickwork.

Type:

Roof

Existing materials and finishes:

Tiled roof

Proposed materials and finishes:

The new roof elevation will utilise closely matched tiles to give the building roof a seamless transition from old to new The roof will be hipped from the ridge line to reduce bulk of the extension. The new roof will have 2 x pitched sky lights at high level to aid with natural levels of light.

Type:

Windows

Existing materials and finishes:

Original to the building aluminium white framed windows

Proposed materials and finishes:

Replacement of and installation of new matching windows at the front adhering to the building regulations U-Values and Ventilation requirements (trickle vents). Frame colour to be grey or white. All side windows, and roof light windows to meet building regulation U-Value requirements. Windows on first floor side elevation will be high level (above head height) and frosted/ suitably distorted and bathroom windows will be frosted/ suitably distorted.

Type:

Doors

Existing materials and finishes:

Front door- Original to building white framed aluminium and glass front door with side window pane. Rear Patio Door- Double glazed UPVC unit Rear Kitchen door- original to building white framed aluminium and glass door.

Proposed materials and finishes:

New front door with improved security. New 6 metre bifold doors at the rear of the property. All windows and doors to meet modern building regs requirements on security and U-Values.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing fencing is vertically slatted type fencing.

Proposed materials and finishes:

Replacement fence panels to match existing garden fences as far as possible, to maintain privacy. This will be on the site of the old garage up to the line of the neighbours fence front gate.

Type:

Vehicle access and hard standing

Existing materials and finishes:

The current driveway is utilising driveway bricks on a compressed bed of aggregate and sharp sand (naturally permeable), the driveway extends down the entire west side of the property. There is an existing dropped curb to the property.

Proposed materials and finishes:

The driveway will be extended over the majority of the front of the property to match the current off road parking capacity but retaining the tree and a green soft landscaping space for flowers and plants. The front garden wall will be shortened and the front drive will be suitably stabilised to take the weight of vehicles.

Type:

Lighting

Existing materials and finishes:

The building has an old external porch light.

Proposed materials and finishes:

The external lighting may include 2 x LED up and down porch feature lights comprising with a PIR and Lux level sensor. Internally the lighting fittings and fixtures will be high efficiency LED fittings to ensure energy efficiency.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

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

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

The only tree in the garden (Flamingo Tree/ Salix) is being retained to keep the establish feel of the property. The border on the right hand side of the garden will be mostly retained. Small plant will be dug up and relocated into the other border/ rear garden where possible.

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

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

Mark

Surname

Belham

Declaration Date

13/12/2023

☒ 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

Mark Bellinger

Date

17/12/2023

