



Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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.

1. Site Address

Number	4
Suffix	
Property name	
Address line 1	Harden Road
Address line 2	Northfleet
Address line 3	
Town/city	Gravesend
Postcode	DA11 7HF
Description of site location must be completed if postcode is not known:	
Easting (x)	564058
Northing (y)	172663
Description	

2. Applicant Details

Title	
First name	ivan
Surname	chavdarov
Company name	
Address line 1	4, Harden Road
Address line 2	Northfleet
Address line 3	
Town/city	Gravesend
Country	

2. Applicant Details

Postcode	DA11 7HF
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Formation of a dropped kerb and access drive way onto the property from Harden road.

Has the work already been started without consent?
☐ Yes ☒ No

5. 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):

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Currently concrete slabs are laid directly onto the soil to form hard standing.
Description of proposed materials and finishes:	The proposed materials will be : a sub-base of up to 200mm of Type 1 MOT for a tarmacked hardstanding or Type 3 graded porous aggregate for a permeable pavement.

Are you supplying additional information on submitted plans, drawings or a design and access statement?
☐ Yes ☒ No

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?
☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?
☐ Yes ☒ No

7. 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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Proposed drawings

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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

10. 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	Mrs
First name	
Surname	
Reference	PRE20210348

Date (Must be pre-application submission)

25/08/2021

Details of the pre-application advice received

Dear Sir/Madam,

RE: Dropped Kerb - 4 Harden Road Northfleet Gravesend Kent DA11 7HF

Further to your enquiry received on 25 August 2021 regarding a dropped kerb at your property.

Although your property is not on a classified highway, in this particular case planning permission would be required to provide an access to the front of the dwelling as the access drive would have to go across amenity land outside the curtilage of the dwelling and which it is believed is land within the ownership of the Borough Council. The hard surface would therefore not be permitted development under Class F under the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Planning permission would therefore be required for the formation of vehicular access and hardstanding across amenity land.

If a planning application were to be submitted notice would be required to be served on the Borough Council Property Services and the Borough Council's consent would be required to access their land which may or may not be forthcoming.

In accordance with the Council's adopted guidance on vehicular accesses the hardstanding in the front garden of the property (in the actual curtilage of the dwelling) should have a minimum depth of 5.0 metres available from the rear edge of the footway to the front of the dwelling, at right angles to the road, to ensure a car can be parked wholly off the road.

The hard surface within the curtilage would have to be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.

The driveway (hard surface) across the grass verge could not be used for the parking of a car or cars and only for vehicular access to the property. If permission were to be granted there may also be limitations on the width of the driveway and on the materials to be used for the driveway.

I hope this information is of assistance to you. However, I would stress that the above information is provided on an informal information basis only and is given without prejudice to the Borough Council on the determination of any subsequent planning application.

You are strongly advised to submit a Full Planning Application for a formal determination. Should you wish to follow this course of action, please apply online at the Planning Portal website:

<https://1app.planningportal.co.uk/Form/StartPlanningApplication>

PREENG – Drop Kerb Council

Paper application forms can also be downloaded from their website: https://www.planningportal.co.uk/info/200126/applications/61/paper_forms. Once an application has been received and validated a determination on this application would normally take 8 weeks to be processed.

The initial enquiry number PRE20210348 is now considered closed.

11. 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.

☐ Yes ☒ No

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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 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	
Number	
Suffix	
House Name	
Address line 1	Civic Centre
Address line 2	Windmill street
Town/city	Gravesend
Postcode	DA12 1AU
Date notice served (DD/MM/YYYY)	22/09/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Joynes House
Address line 2	New Road
Town/city	Gravesend
Postcode	DA11 0AT
Date notice served (DD/MM/YYYY)	07/10/2021

Person role

12. Ownership Certificates and Agricultural Land Declaration

- ☒ The applicant
☐ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)