



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

Vidal

Surname

Rollings Bull

Company Name

Address

Address line 1

20 Old Road West

Address line 2

Address line 3

Town/City

Gravesend

County

Country

United Kingdom

Postcode

da11 0lj

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The proposed works are to create an aesthetically appealing, secure and sustainable driveway that maintains the front features of the property whilst also improving the exterior of our home and therefore contributing to the character of our street.

General character and amenity of property

Removal of the front wall, which was cracked and weathered, the overgrown front hedge which was hard to maintain and took up a large portion of the pavement space for pedestrians, especially when vehicles were parked outside. As evidenced, the hedge was large and often left little to no room for pedestrians to walk on.

Removal and replacement of the pathway leading to property. The pathway contained cracked tiles and concrete and the stairs were too steep posing a major safety concern. On occasion our 2.5-year-old son would trip on the broken tiles causing him minor injuries. It became exceptionally hard for elderly visiting relatives to walk up the pathway which dissuaded them from visiting us. The pathway looked unpleasant and detracted from the general amenity of the property.

The front walkway to the left-hand side of our property was cracked, and after speaking with our neighbour at number twenty-two a leak was discovered which the previous homeowners did not disclose to us. The previous owners of the property were aware of the leak however did not have sufficient funds to complete the remedial work. My neighbour has been forced to install a new boundary wall to prevent the current wall from collapsing and a water way situated on their drive as the drive frequently gathered water and flooded.

Highway safety measures

To increase the safety and visibility of our property we have installed pathway lights. This will increase visibility for pedestrians and drivers passing at night. The lighting acts as a deterrent to criminals keeping the front aspect illuminated throughout the night.

To increase the safety of pedestrians and drivers alike we will be installing a driveway mirror. Research indicates that convex mirrors optimise road safety and improves visibility for both pedestrians and vehicles drivers offering clear visibility for traffic approaching the driveway. Therefore, reducing the likelihood of an accident.

Biodiversity

We appreciate the importance of biodiversity on our planet. It is important for us to maintain this and so, we have designed three dedicated spaces to plant new, smaller shrubs (see scale plan). The greenery will also soften the frontage of the property increasing the overall visual amenity.

Sustainability

To decrease our carbon footprint, we have installed an outdoor electric vehicle charge point with the view to purchasing an electric car in the near future. We did have an electric car for a short period of time in 2023, but it was impossible to charge the car overnight as we did not have a car port. This new charge point will adhere to the government's strategy for all new cars to be zero emission by 2035.

See attached doc.

Has the work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

05/04/2024

Has the work already been completed 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:

Vehicle access and hard standing

Existing materials and finishes:

The Existing Materials that we had on the foundation: Soil and grass

Proposed materials and finishes:

Material proposed for vehicle access Woven Drainage Trim, Drainage down pipes, Type 1 Stone Hackstone, Sharp sand with 50mm block paving blocks with new installed block paved path way

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Crumbled concrete walls

Proposed materials and finishes:

We decided to build the walls with a yellow brick to continue with the features and maintain the look of the house and street.

Type:

Lighting

Existing materials and finishes:

No lighting

Proposed materials and finishes:

New 10 IP65 spot lights installed on pathway and parts of the drive for visibility for pedestrians and other car drivers.

Type:

Other

Other (please specify):

New hedges

Existing materials and finishes:

Old hedge not safe or fit for purpose.

Proposed materials and finishes:

We have three new dedicated places to plant new smaller shrubs and plants. Each dedicate space is either side of the drive. Please see attached photos.

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

2 drawing plans.

1:50 Scale design creation plan for 20 old road west.

Cad scale design for 20 old road west - Showing materials.

Access statement.

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

In order to carry out our proposed design plans, we had to remove a hedge on top of the (damaged) front wall.

Pictures have been submitted of what the wall looked like previously. New plans, including drawings of where new plants will be planted are included in the scale 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

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

Details of proposed plans are included in the scale design.

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

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 left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Kent County Council - Aylesford Highway Depot

Number:

Suffix:

Address line 1:

St Michaels Cl,

Address Line 2:

Aylesford

Town/City:

Kent

Postcode:

ME20 7BU

Date notice served (DD/MM/YYYY):

22/04/2024

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Vidal

Surname

Rollings Bull

Declaration Date

23/04/2024

☒ 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

Vidal Rollings Bull

Date

23/04/2024

Amendments Summary

Application Form – amended to show Certificate B signed and not Certificate A.

Site Location Plan – the red line has been added to surround the boundary of the property including all buildings within the boundary line. It also includes the area for all proposed works to be carried out i.e. pathway for dropped kerb.