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 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Lawful Development Certificate for a Proposed Use or Development

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	367
Suffix	
Property Name	
Address Line 1	Singlewell Road
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 7RL

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
564938	171088
Description	

Applicant Details

Name/Company

Title

Mr

First name

W

Surname

Blyde

Company Name

Address

Address line 1

367 Singlewell Road

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA11 7RL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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 Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Erection of Outbuilding to rear garden for use as gym.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Residential Garden

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

86-PL-1000 - Site Location Plan
86-PL-10 - Site Plans
86-PL-11 - Proposed outbuilding plans and elevations

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Class E a) The application is for a swimming pool building incidental to the enjoyment of the dwelling house.

I confirm that

E.1. (a) The house was not created under the permitted development rights to change use.

E.1. (b) The total area of ground covered by buildings, enclosures and containers within the curtilage is less than 50% of the site area.

E.1. (c) The structure is behind the line of the Principle Elevation.

E.1. (d) The structure is only 1 storey

E.1. (e)

i)The height of the ridge does not exceed 4m and the building has a dual pitched roof, and the structure is positioned over 2m from the boundary.

Note - The height limit on a 'dual-pitched roof' of 4 metres should also be applied to buildings that have 'hipped' roofs (slopes on all four sides).

'The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building, enclosure, or

container to its highest point'

E.1 (f) The height of the eaves does not exceed 2.5m.

E.1. (g)The dwelling is not listed

E.1. (h)No verandah, balcony or raised platform is proposed.

E.1. (i) The application is not for a dwelling, microwave antenna

E.1. (j) The application is not for a container.

E.2. The site is not within the land types listed, World Heritage site, National Park, AONB, the Broads.

E.3.The land within curtilage of the dwelling house is not in article 2(3) land.

E.4N/A – the application does not relate to the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

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

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Ben Kilgore

Date

18/09/2024