



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	57
Suffix	
Property Name	
Address Line 1	Sun Lane
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 5HQ

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

Easting (x)	565200	Northing (y)	172656
Description			

Applicant Details

Name/Company

Title

Mr

First name

Gurdev

Surname

Benning

Company Name

Aberforth Ltd

Address

Address line 1

118 High Street

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

United Kingdom

Postcode

DA11 0EL

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 roof dormer and rear side infill extension and alterations to existing ground floor shopfront elevation.

PROPOSED ROOF DORMER:

The proposal also seeks permission to form a new dormer to 57 Sun Lane within the existing slate clad sloping roof to the rear bedroom, stair landing and 950mm into the front room to allow for full height door access. The proposed dormer would be set back from the party wall and existing valley, existing neighbouring dormer.

SIDE INFILL EXTENSION:

The proposed side infill extension to the rear of the property along with the removal of the internal wall between the kitchen and utility areas will open up the ground floor providing a large modern open plan kitchen and dining area, along with a large living room to the rear of the property.

Additional natural light will be gained to the proposed living areas via the proposed large glazed sliding door and two roof lights over the living room.

PROPOSED ALTERATIONS:

The proposal requires the removal of the existing timber framed single glazed shopfront & replace with a single new uPVC window within a new painted rendered façade at ground floor level.

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:

Painted stucco render

Proposed materials and finishes:

Painted render

Type:

Windows

Existing materials and finishes:

white uPVC windows

Proposed materials and finishes:

white uPVC windows

Type:

Roof

Existing materials and finishes:

Slate tiled pitched roof

Proposed materials and finishes:

Slate coloured composite cladding to dormer walls. Felt roof covering to flat roof areas.

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

006-(01)001 Rev A - PL - Location Plan
006-(01)200 Rev A - PL - Existing Plans
006-(01)300 Rev A - PL - Existing Elevations
006-(01)600 Rev A - PL - Proposed Plans
006-(01)700 Rev A - PL - Proposed Elevations
006-DAS _ Planning Application (Design and 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

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:

006-(01)100 Rev A - PL - Block Plan.pdf

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

The proposed works will provide improved access to the existing off street parking.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE20220314

Date (must be pre-application submission)

14/11/2022

Details of the pre-application advice received

Given the position of the proposed dormer there is likely to be some impact on the neighbour's amenity. However, the impact is likely to be on the obscured windows serving their dormer. Given that the proposed dormer contains no new openings, increased overlook is not a concern. There is some potential implication in terms of overbearing bulk on the neighbour. But given the position of the dormer and its scale its is considered it would likely not result in significant overbearing bulk on the neighbours dwellinghouse as a whole.

Summary

- Planning permission would be required.
- Subject to final details and plans, a site visit and public consultation, it is considered that the application would likely be successful.

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

Shane

Surname

Thomson

Declaration Date

02/02/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Shane Thomson

Date

02/02/2023