



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, and for relevant demolition of an unlisted building in a conservation area

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

9 Wheatcroft

Address Line 1

South Hill Road

Address Line 2

Address Line 3

Kent

Town/city

Gravesend

Postcode

DA12 1LA

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

Easting (x)

565075

Northing (y)

173351

Description

Applicant Details

Name/Company

Title

Miss

First name

Olivia

Surname

Young

Company Name

Address

Address line 1

9 Wheatcroft South Hill Road

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

United Kingdom

Postcode

DA12 1LA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Business Email

Fax number

Description of Proposed Works

Please describe the proposed works

We would like to remove a small section of the front wall to create an entry for a driveway. Part of the wall has already started to fall apart and we feel it would be safer to remove this section of the wall, especially for local children / dog walkers that are always walking past the wall. By removing the section that is already deteriorating, it would allow room for vehicles to access the front garden (proposed driveway) and the rest of the wall could be saved, maintaining the character of the property. Our front garden currently has wild garlic growing, which causes a horrible smell and we have been advised there is almost no way to fully remove the wild garlic. By changing the grass to a material suitable for a driveway, it would prevent the nasty smell from offending neighbours. We would still have a small amount of grass at the front of the property which we would keep as a garden, but the size is much easier to maintain and control the wild garlic. It would allow us to grow much nicer plants and create a friendly area for wildlife whilst also keeping a front garden on the property that maintains the current characteristics. The proposed idea allows the best of both worlds, a practical drive way that provides a solution to a broken wall and unwanted wild garlic and unused/un maintained area of weeds, whilst keeping a front garden area that is much easier for us and any future owners to maintain and keep fresh and healthy for the look and character of the home and for the benefit of local wildlife.

Has the work already been started without consent?

☐ Yes

☒ No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

We are proposing to remove a small section of our front wall. We feel this is necessary because the wall is already deteriorating and currently causes a risk to anyone that walks past. We would like to conserve the current characteristics of the property, so would plan to keep the remainder of the wall. By removing the damaged section of front wall, it would create a safer environment whilst also allowing access for a proposed driveway. Parking on South Hill Road is a premium, so adding a drive to the property would not only benefit us but also our neighbours. We currently own 2 vehicles, one is a larger van. The front area of garden would allow parking for our 2 vehicles, potentially 3. By removing the small amount of wall to make way for a drive way, yes we would take up one space for a proposed dropped kerb, but this would free up a minimum of one extra space for our neighbours, most of which do not have potential room for off road parking and require on road parking close to their properties. We currently have a large area of space that is going to waste and would greatly benefit the community if it were to be changed to a drive.

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

material)

Type:

Walls

Existing materials and finishes:

Brick wall outside the property

Proposed materials and finishes:

We will use the same bricks that we remove from the wall to maintain and rebuild the rest of the wall

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

☐ 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:

A proposed dropped kerb as shown in drawings. Ref 1.1

Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes

☐ No

If Yes, please describe:

We currently park on street where the dropped kerb is proposed. Having a dropped kerb will mean one on street parking space is lost, but neighbours will benefit from this as we are a 2 car household, so getting more cars onto a drive will leave neighbours and visitors with an extra space on the road.

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

- ☐ 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

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

First Name

Sharon

Surname

Sahota

PRE20230338

Date (must be pre-application submission)

22/11/2023

Details of the pre-application advice received

We were advised that planning permission would be required as the property is in a conservation area. It was also advised that we should aim to maintain the character of the property, which is what we aim to do by keeping half of the front garden and reusing current materials.

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

If yes, please provide details of their name, role, and how they are related:

Leslie Hills
Gravesham Councillor, Chalk Ward
Grandfather of Olivia Young

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

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
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**

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.

* "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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

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.
* "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	Address	Date Notice Served
KCC HIGHWAYS	St Michaels Close, Aylesford, ME20 7BU	07/05/2024

Signature	Or signed - Agent:	Date (DD/MM/YYYY):
		07/05/2024

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

Miss

First Name

Olivia

Surname

Young

Declaration Date

07/04/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Olivia Young

Date

16/04/2024