



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

Ms

First name

Tracey

Surname

Marshall

Company Name

Address

Address line 1

Swift Farm

Address line 2

Dean Lane

Address line 3

Town/City

Gravesend

County

Country

United Kingdom

Postcode

DA13 0BS

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Construction of a detached stable block to the rear of the residential dwelling to provide 2 No. loose boxes, a tack/feed store and a hay/straw store, with associated landscaping of yard area for private equestrian use.

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)

01/02/2021

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:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

The building will be constructed of cast concrete and concrete block walls. External finishes will be of dark-stained timber weatherboarding, to match the existing domestic accommodation and the shed.

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

Eternit slate tiles will be used for the roof, with roof lights to the south-west and north-west elevations. A hipped roof to the south-east elevation will reduce the visual impact of the building from neighbouring properties.

Type:

Doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

External doors will be of dark-stained timber. Split doors will serve the loose boxes.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Natural hedging, with fence posts and wire mesh fencing

Proposed materials and finishes:

Restoration of natural hedging, new fence posts and re-use of existing wire mesh fencing

Type:

Lighting

Existing materials and finishes:

N/A

Proposed materials and finishes:

An electric supply has been connected to the site which will provide electric lighting. Lighting will be installed within the loose boxes and storage areas. Warm coloured lighting will be installed beneath the overhang to the north-east and south east elevations, focused towards the ground. Lighting will be switchable, rather than on sensors, so that it will not turn on in response to movement from the horses or wildlife. It is estimated that external lighting will only be used in winter months, between the hours of 06:30 and 07:30 and between the hours of 18:00 and 19:00. This will reduce the impact on wildlife and neighbouring properties.

Type:

Other

Other (please specify):

Stable yard surfacing

Existing materials and finishes:

N/A

Proposed materials and finishes:

The stable yard area will be Grasscrete, over an existing chalk sub-base.

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

Stable Yard Swift Farm Design and Access Statement
Stable Yard Swift Farm HM Registry Map
Stable Yard Swift Farm Grazing Area Map
Stable Yard Swift Farm Location
Stable Yard Swift Farm Elevations
Stable Yard Swift Farm Floor Plan
Stable Yard Swift Farm Local Map of Equestrian Facilities
Stable Yard Swift Farm Location Plan
PEA Swift Farm, DA13 0BS

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

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

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

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

***** REDACTED *****

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

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

Ms

First Name

Tracey

Surname

Marshall

Declaration Date

24/08/2023

☒ 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

Tracey Marshall

Date

19/09/2023