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 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)
564489	167223

Description

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Belham

Company Name

Address

Address line 1

Denesway

Address line 2

7 Denesway

Address line 3

Meopham

Town/City

Gravesend

County

Country

United Kingdom

Postcode

DA13 0EA

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

Extension and modernisation of No. 7 Denesway aims to meet current and future family needs, ensuring compatibility with the diverse nearby properties.

The revised application follows the approved application 20231312 (18.04.24) and incorporates changes advised by our external lighting consultant to address neighbours' concerns regarding potential light loss to the neighbouring property. Material changes include adjusting the side extension eaves height and size, and altering the porch roof from gable to hipped for improved lighting to the neighbouring property. Other design features remain as in application 20231212.

Rear Garden Layout:

Demolition of garage, replaced with new fencing.
New patio outdoor living space.
Soft landscaped area to enhance biodiversity.
Increased evening sunlight in the rear garden.

Driveway Enhancements:

Widened, stabilised driveway for off-road parking.
Retention of main shrub (*Salix integra*/ Flamingo Tree) and space for soft landscaping.
Extended driveway using SUDs compliant, permeable materials.
Future-proofed for family access.

Structural Expansion:

2.7m wide double side extension on the ground floor with wheelchair access via a 1m wide alleyway.
First-floor family bathroom.
Ground floor porch extension 1.8m beyond the current front elevation.
Subservient hipped roof on the side extension with reduced eaves height.
4m single rear extension with skylights and outward-facing bi-fold doors.

Aesthetics:

Integration with existing structure, consistent roof tile design, and retained brick design details.
Matching front brickwork with sustainable use of reclaimed bricks.

Holistic Modernisation:

Upgrades to insulation, windows, and heating systems.
Enhanced U-Values for better EPC rating and longevity.
Improved natural light and modernised architectural essence.

Ground Floor:

Functionally designed porch with WC and hipped roof.
New utility room.
New front room/snug area with full-length tilt-and-turn windows.
Hallway leading to an open-plan living space.
New kitchen in the ground floor extension with indoor/outdoor accessibility.

First Floor:

Double-height pitched ceiling in the new family bathroom.
Roof lights in the new bathroom.
Modernised rooms including an en-suite with double doors, garden view, and Juliet balcony with safety glass balustrade.

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:

Bricks and Mortar

Proposed materials and finishes:

Front of the property will have matching external bricks and mortar. Matching style roof tiles on hipped porch/ garage roof running along to front and side elevations. The side elevation of the property be either cladded or rendered on top of block and brickwork. Rear of the property will rendered/ cladded on top of block and brickwork

Type:

Roof

Existing materials and finishes:

Tiled roof

Proposed materials and finishes:

The new side extension roof elevation will utilise closely matched tiles to give the building roof a seamless transition from old to new, the same tiling will apply to the new hipped porch/ garage roof. The first floor extension roof will be dropped 1.5 metres from the ridge line (as advised by the lighting consultant) and the eaves will be 0.5 metres lower than existing to reduce bulk of the side extension. The new roof will have 1 x pitched sky light at high level to aid with natural levels of light in the proposed bathroom.

Type:

Windows

Existing materials and finishes:

Original to the building aluminium white framed windows

Proposed materials and finishes:

Replacement of and installation of new matching windows at the front adhering to the building regulations U-Values and Ventilation requirements (trickle vents). Frame colour to be grey or white. All windows, and roof light windows to meet building regulation U-Value requirements. Windows on first floor bathroom windows will be frosted/ suitably distorted.

Type:

Doors

Existing materials and finishes:

Front door- Original to building white framed aluminium and glass front door with side window pane. Rear Patio Door- Double glazed UPVC unit. Rear Kitchen door- original to building white framed aluminium and glass door.

Proposed materials and finishes:

New front door with improved security. New garage door. New sliding/ bifold doors at the rear of the property. All windows and doors to meet modern building regs requirements on security and U-Values.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing fencing is vertically slatted type fencing.

Proposed materials and finishes:

Replacement fence panels to match existing garden fences as far as possible, to maintain privacy. This will be on the site of the demolished garage, eventually replaced up to the line of the neighbours fence front gate.

Type:

Vehicle access and hard standing

Existing materials and finishes:

The current driveway is utilising driveway bricks on a compressed bed of aggregate and sharp sand (naturally permeable), the driveway extends down the entire west side of the property. There is an existing dropped curb to the property which will be required to be extended and

widened.

Proposed materials and finishes:

The driveway will be extended over the majority of the front of the property to match the current off road parking capacity but retaining the tree and a green soft landscaping space for flowers and plants. The front garden wall will be shortened and the front drive will be suitably stabilised to take the weight of vehicles.

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

- ☐ Yes
☒ No

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

The only tree in the garden (Flamingo Tree/ Salix) is being retained to keep the establish feel of the property. The border on the right hand side of the garden will be mostly retained. Small plant will be dug up and relocated into the other border/ rear garden where possible.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

7 Denesway -20231312

Date (must be pre-application submission)

17/06/2024

After the previously successful application (reference number above), I had a call with Rebecca Harrison (our previous planning case officer) to discuss whether we could proceed with the side extension under the above reference number with the changes as proposed in this application (smaller 1st floor extension and changed porch roof design) as recommended by our light consultant. After receiving advice from here, we were advised to resubmit our planning to put through the proposed changes formally.

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

Mark

Surname

Belham

Declaration Date

18/06/2024

☒ 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

Mark Belham

Date

14/07/2024