



planning.general@gravesham.gov.uk / 01474 33 73 91
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: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

Number	37
Suffix	
Property name	
Address line 1	Upper Avenue
Address line 2	Istead Rise
Address line 3	
Town/city	Gravesend
Postcode	DA13 9DA
Description of site location must be completed if postcode is not known:	
Easting (x)	563406
Northing (y)	169826
Description	
Single storey rear extension.	

2. Applicant Details

Title	Mr and Mrs
First name	K
Surname	Elliott
Company name	
Address line 1	37, Upper Avenue
Address line 2	Istead Rise
Address line 3	
Town/city	Gravesend

2. Applicant Details

Country	
Postcode	DA13 9DA
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Maciej
Surname	Walczuk
Company name	ProArc ltd
Address line 1	42 Valley Road
Address line 2	
Address line 3	
Town/city	Gillingham
Country	United Kingdom
Postcode	ME7 2EU
Primary number	
Secondary number	
Fax number	
Email	

4. 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)

Single storey rear extension.
Windows/doors - white Upvc to match existing
Walls - render to match existing
Guttering - black uPVC to match existing
Roof - light grey GRP

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

5. 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

The land is a part of the existing back garden of the site.

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

2128_PL02 - Location Plan_Existing and Proposed Drawings

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

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?

- The proposal complies with The Town and Country Planning (General Permitted Development) (England) Order 2015 SCHEDULE 2 Article 3 (Permitted development rights) PART 1 (Development within the curtilage of a dwellinghouse) Class A – enlargement, improvement or other alteration of a dwellinghouse.
- The proposal is for a single storey rear extension to an existing detached dwelling
- The building is not in the conservation area or within the ground of a listed building.
- There are no changes to the existing building in terms of the appearance of the street scene.
- The proposal does not affect the street traffic flow or parking.
- The total ground covered by buildings within the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage.
- The proposed extension does not extend beyond the rear wall of the original building by more than 4.0m, and does not exceed 3.0m in height to the eaves.
- The eaves height within 2.0m of the site boundary does not exceed 3.0m
- The proposed materials are of similar appearance to those of the existing dwelling house
- The extension does not exceed the height of the eaves of the main dwelling

6. 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

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

8. 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

8. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

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?

9. Interest in the Land

Please state the applicant's interest in the land

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

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☒

Date (cannot be pre-application)