



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	65
Suffix	
Property Name	
Address Line 1	Lewis Road
Address Line 2	Istead Rise
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA13 9JQ

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

Easting (x)	Northing (y)
563842	169577

Description

The Site and Location

The property is a semi-detached bungalow dating from 1961. It consists of a ground floor storey with storage in the loft and an attached garage.

There is a deep front garden and driveway. The site slopes away to the rear and tapers. There are timber fences on both sides at the rear garden and there is an elevated timber deck outside the living area. There are ramps to the front and rear, and a shed at the bottom of the garden.

The elevations are decorated render with a tiled roof, plus a flat roof at the rear. There is a glazed UPVC / brick conservatory to one side. The garage has a flat corrugated asbestos cement roof and manually operated up and over door. The walls are concrete panels. Access to the rear is through the garage.

At the frontage there is a boundary wall and a short drop kerb in the footpath for narrow vehicle access to the paving slab front drive.

Planning History

The rear flat roof extension dates from February 1978, when a consent was granted. There is no planning history for the conservatory.

The adjacent property No 67 Lewis Road received planning consents in 2015 to convert the roof with hipped dormers and a rear single storey extension.

The attached property No 63 Lewis Road which received consent in 1992 for dormer extension to front and rear. It is presumed that the rear conservatory extension was constructed under permitted development.

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Pearce

Company Name

Address

Address line 1

65 Lewis Road

Address line 2

Istead Rise

Address line 3

Gravesend

Town/City

Kent

County

Country

United Kingdom

Postcode

DA13 9JQ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

We purchased the property in 2022 and currently reside there. The layout is not currently suitable for our disabled needs due to a narrow access into the kitchen and the overall space being too small. The front drive is not providing adequate space for disabled wheel chair access.

The Works Comprise of Demolitions:

Remove the Conservatory.
Remove flat roof to the rear.
Remove the Garage rear wall and roof covering.
Remove the Garage Door.
Remove Front Drive / Garden Surface.
Remove Part of Front Wall.
Remove one chimney Breast at existing kitchen.
Remove Front and Rear Ramps.
Adjust Internal Layout.
Strip out Kitchen and Bathroom.

And Proposed Works:

Construct Rear and Side Extensions.
Construct new Hall Extension.
New Disabled Ramps Front and Rear.
New Flat Roof to Garage.
New Electric Garage Door.
New Front Drive and widened Crossover.
New Light Tunnels to internal En-Suite and Family Bathroom.
New Fitted Kitchen.
New Fit out of Disabled en-suite to Bedroom 1.
New Fit out of Family Bathroom.
New Fit out of Utility Room.
New Rear Decking / Patio.

Cycle Storage / Mobility Aid Storage

Cycles can be securely stored in garage.
Mobility Scooter, Wheelchair and other large Disability Aids can also be stored securely in the garage

Refuse Arrangements

No change to refuse arrangements, wheelie bins will remain at rear in the open.

Sustainability

All materials will be sourced locally, subject to availability.

Why are we having the proposed works - statement of my Medical Condition

Last year In January 2022 I was diagnosed with a terminal illness; MSA-P (Multiple System Atrophy – Parkinson's). Recorded by Dr Saha Neurology and Movement Specialist at Kings College Hospital, London, who my Consultant Neurologist Dr Lloyd of Pembury, Kent sought a second opinion from.

They advise that the nature of my condition is terminal and rapidly degenerating. I continue to deteriorate, with increased difficulty of walking and movement and require a wheelchair or scooter. I am progressively getting worse, with a predicted average life expectancy of 7 - 10 years from disease onset.

We moved from a 3-bedroom house to the bungalow in Lewis Road to provide better disability facilities and a second private en-suite bathroom. I hold a disabled blue badge. Registered for Enhanced PIP and ESA Support Group. I welcome any offers of support and help. I can no longer work and as such had to be medically retired. I need the bungalow adapted to aid my medical condition.

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:

Other

Other (please specify):

Horizontal cladding

Existing materials and finishes:

horizontal cladding on the upper side

Proposed materials and finishes:

cladding

Type:

Other

Other (please specify):

Decorated render

Existing materials and finishes:

decorated render walls

Proposed materials and finishes:

Materials to be in keeping with existing building, with decorated render

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

Sheet 1, 2 and 3

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

If Yes, please describe:

At the frontage there is a boundary wall and a short drop kerb in the footpath for narrow vehicle access to the paving slab front drive. The front drive is not providing adequate space for disabled wheelchair access.

Proposed works - new front drive and crossover sufficient for disabled mobility car

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

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

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; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

St Michaels Close

Address Line 2:

Aylesford

Town/City:

Postcode:

ME20 7BU

Date notice served (DD/MM/YYYY):

05/03/2023

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Andrew

Surname

Pearce

Declaration Date

05/03/2023

☒ 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

Andrew Pearce

Date

08/03/2023

Amendments Summary

Please find in Certificate B the amended address for KCC as requested. thank you