Gravesham Borough Council

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: 66

Suffix:

Property Name:

Address Line 1: Tradescant Drive

Address Line 2: Meopham

Address Line 3: Kent

Town/city: Gravesend

Postcode: DA13 0EF

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

Easting (x): 564616

Northing (y): 167345

Description:

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Applicant Details

Name/Company

Title

Mr

First name

Sarbjit Singh

Surname

Bains

Company Name

Address

Address line 1

66 Tradescant Drive

Address line 2

Meopham

Address line 3

Kent

Town/City

Gravesend

Country

United Kingdom

Postcode

DA13 0EF

Are you an agent acting on behalf of the applicant?

- (x) Yes
- ( ) No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Gravesham Borough Council

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Raj

Surname

Bhatti

Company Name

Address

Address line 1

25 Cloonmore Ave

Address line 2

Address line 3

Orpington

Town/City

Country

United Kingdom

Postcode

BR6 9LE

Contact Details

Primary number

***** REDACTED ******

Secondary number

Gravesham Borough Council

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Demolition of the side garage and construction of a new single storey side extension set back 1000mm from the front elevation. Proposed detached games room to the rear of the garden with a pitched roof and materials all to match as existing.

Has the work already been started without consent?

- ○ Yes
- ☑ No

Materials

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

- ☑ Yes
- ○ No

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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:
Faced Brickwork and sand cement rendered walls.

Proposed materials and finishes:
Faced Brickwork and sand cement rendered walls to match as existing

Type:
Roof

Existing materials and finishes:
Tiled roof to main house, perspex glazing to rear extension and felt roof to the detached garage.

Proposed materials and finishes:
Flat roof construction to the proposed side and rear extension.

Type:
Windows

Existing materials and finishes:
White UPVC Double glazed windows

Proposed materials and finishes:
Anthracite Double glazed windows

Type:
Doors

Existing materials and finishes:
Timber doors

Proposed materials and finishes:
Timber doors to match as existing

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

- (x) Yes
- ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to drawing numbers 2183-001 to 010 inclusive and site Location plan.

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
- (x) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ( ) Yes
- (x) No

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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:

The existing garage to be demolished and front drive to be block paved to provide additional parking for 2 vehicles.

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 ******

Gravesham Borough Council

Surname

***** REDACTED ******

Reference

PRE20220183

Date (must be pre-application submission)

01/08/2022

Details of the pre-application advice received

extract of advice received as below.

The first option would see the erection of an L Shaped wrap around extension with a front porch. The proposal also states that there will be a “games room at the rear”. Looking at the floor plans it is evident that the games room would be a proposed outbuilding for which there is no supporting information. Furthermore the submission states the proposal will result in the creation of “additional parking” at the front, however there is no parking plan included in the submission which raises questions as to whether there is sufficient space for this to take place. The proposed extension would be finished with a shallow hipped roof which would include a parapet wall which would run along the entire southern elevation. To the rear the plans show an area of flat roof which is
not encouraged nor supported by the Council. The better option may be to remove the hipped roof and proceed with an entirely flat roof. The large parapet wall running along the boundary line may constitute a cramped and unneighbourly for of development due to its proximity with the neighbour and impact the wider character of the area, which would need to be check on a block plan in terms of proximity to the neighbour.
You are advised that the extension should be set back from the front elevation by at least 1m, in order to safeguard the character of the area and minimise any sense of enclosure;
The principle of extending to the side at single storey is acceptable, but the above points should be addressed.

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

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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

Sarbjit Singh

Surname

Bains

Declaration Date

28/09/2022

☑ 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

Raj Bhatti

Date

27/09/2022

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