



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	67
Suffix	
Property Name	
Address Line 1	St Hildas Way
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 4AZ

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

Easting (x)	Northing (y)
566116	171989
Description	

Applicant Details

Name/Company

Title

Miss

First name

Fiona

Surname

Bollen

Company Name

Address

Address line 1

67 St Hildas Way

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA12 4AZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The proposed works include the construction of a new driveway to fit two cars parked at 90 degrees to the highway and a bin storage area for three wheelie bins, screened off from the street with soft landscaping. Proposed steps lead down to the property level and tiered planters along the boundary with No.69. The existing site slopes down from the footpath level at approx. 1:4 gradient, the proposed works include raising the ground levels such that the parking spaces fall at a gradient of 1:40 back towards the footpath, with a structural retaining wall and planter at the back. A linear drainage channel will divert any surface water run-off from entering the public highway to a soakaway beneath the parking spaces. A pair of symmetrical low-level flower beds are positioned at the font of the driveway, adjacent to the back of footpath.

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:

Yellow stock brickwork to walls

Proposed materials and finishes:

Yellow stock brickwork to walls to match existing

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Yellow stock brickwork to walls

Proposed materials and finishes:

Yellow stock brickwork to walls to match existing

Type:

Vehicle access and hard standing

Existing materials and finishes:

N/A

Proposed materials and finishes:

Block paving to driveway with a linear drainage channel adjacent to the back of footpath

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

0190-EAG-00-00-DR-V-101_P01 - Location Plan As Existing
0190-EAG-00-00-DR-V-102_P01 - Existing Site Plan
0190-EAG-00-00-DR-V-103_P01 - Proposed Site Plan
0190-EAG-00-00-DR-V-104_P01 - Proposed Visibility Splays
0190-EAG-00-00-DR-V-201_P01 - Existing and Proposed Street Scene
0190-EAG-00-00-DR-V-301_P01 - Existing and Proposed Section A-A
0190-EAG-00-00-DR-V-302_P01 - Existing and Proposed Section B-B
0190-EAG-00-00-DR-V-303_P01 - Existing and Proposed Section C-C
0190-EAG-00-00-DR-V-401_P01 - Existing Photographs
0190-EAG-00-00-DR-V-501_P01 - Proposed Visualisations

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

There are two silver birch trees in the adjoining property No.65, close to the boundary. These are labelled as T01 and T02 on drawings 0190-EAG-00-00-DR-V-102_P01 and 0190-EAG-00-00-DR-V-103_P01.

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

There is an existing hawthorn hedge running along the front of the property boundary, labelled as H01 on drawing 0190-EAG-00-00-DR-V-102_P01, that will be removed as part of the works to create the driveway. This hedge will in part be replaced with a hedge of equal size and quality along the boundary with No.65 St Hildas Way.

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

0190-EAG-00-00-DR-V-101_P01 - Location Plan As Existing
0190-EAG-00-00-DR-V-102_P01 - Existing Site Plan
0190-EAG-00-00-DR-V-103_P01 - Proposed Site Plan
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0190-EAG-00-00-DR-V-201_P01 - Existing and Proposed Street Scene
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0190-EAG-00-00-DR-V-302_P01 - Existing and Proposed Section B-B
0190-EAG-00-00-DR-V-303_P01 - Existing and Proposed Section C-C
0190-EAG-00-00-DR-V-401_P01 - Existing Photographs
0190-EAG-00-00-DR-V-501_P01 - Proposed Visualisations

Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes

☐ No

If Yes, please describe:

██████████ in the property are registered disabled and currently parking in St Hildas Way is a problem for them due to the competition for on-street parking. ██████████ Blue Badge holder, would be allocated one of the spaces to park her car on the driveway. The second space would be allocated ██████████ registered disabled, t ██████████ mobility vehicle.

Biodiversitv net gain

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

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

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):

22/10/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Civic Centre

Number:

Suffix:

Address line 1:

Windmill Street

Address Line 2:

Town/City:

Gravesend

Postcode:

DA12 1AU

Date notice served (DD/MM/YYYY):

22/10/2024

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

James

Surname

Eagling

Declaration Date

22/10/2024

☒ 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

James Eagling

Date

22/10/2024