



planning.general@gravesham.gov.uk / 01474 33 73 91  
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) 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         | <input type="text"/>                          |
| Suffix         | <input type="text"/>                          |
| Property Name  | <input type="text" value="Crabbles Cottage"/> |
| Address Line 1 | <input type="text" value="Pear Tree Lane"/>   |
| Address Line 2 | <input type="text" value="Shorne"/>           |
| Address Line 3 | <input type="text" value="Kent"/>             |
| Town/city      | <input type="text" value="Gravesend"/>        |
| Postcode       | <input type="text" value="DA12 3JS"/>         |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="570393"/> | <input type="text" value="170766"/> |

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Martin

Surname

Tutty-Johnson

Company Name

### Address

Address line 1

Crabbles Cottage Pear Tree Lane

Address line 2

Shorne

Address line 3

Town/City

Gravesend

County

Kent

Country

United Kingdom

Postcode

DA12 3JS

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 the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing detached garage; erection of a two storey side extension, first floor rear extension and erection of a new attached garage

Reference number

20240017

Date of decision (date must be pre-application submission)

15/03/2024

**Please state the condition number(s) to which this application relates**

Condition number(s)

3,4,5,6:  
3 (Bat Survey)  
4 (Vehicular Access Track detail)  
5 (BioDiversity Increase)  
6 (Lighting Design)

Has the development already started?

- ☐ Yes  
☒ No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes  
☒ No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3: A bat survey was completed on 15th April 2024 (Appendix 3:1) by Crossman Associates and concluded that there are no bats occupying the residence and that the dwelling provides no features suitable for roosting bats or nesting birds, including the detached garage. The garage and the dwelling have negligible suitability for roosting bats. Considering the above, the recommendation was to take a precautionary approach to the development, including installation of bat boxes prior to the development, and we discussed the exterior lighting plan with the ecologist to ensure it is sensitive to the nocturnal wildlife. Full report attached.

Condition 4: The vehicle access track will stretch the length of the garden providing graded access from the front driveway to the attached woodland at the rear of the property. The access track will be 3.5m wide as the minimum width required for vehicular access. It will be constructed with permeable paving grids, providing a natural organic surface which is capable to support the weight of vehicles for woodland management.

Condition 5: We plan to increase biodiversity of the property through the following:

Creating new soft scaping and flowerbeds in both the rear and the front garden, and planting of varying species of all seasonal flowers, shrubs and trees to attract birds, butterflies, bees providing, food, shelter and pollination

- Retaining some areas of long grass, wildflowers and natural twig, log and leaf piles
- Install of bird baths, bird houses and bird feeders
- Install of bat boxes
- Addition of a water feature
- Use of greenhouse and mini allotment

appendix 5:1 for photographic evidence

Condition 6: (see Appendix 6:1 for illustrated lighting plan). All exterior lighting will be sensitive to the nocturnal wildlife and in keeping with the style and character of the original property. Some of the lighting will be used to create soft ambient lighting around the property in order to provide a safe pathway to key access points for residents and visitors. It is expected that these lights will be placed on a timer and switched off overnight. Other lighting will be for use on demand in a specific zone (e.g. patio area). The remaining lighting will be sensor activated security lighting. It is therefore not intended or expected that all lights shown within the lighting plan will be on simultaneously.

As recommended by the ecologist who surveyed the property on 15th April 2024, all lighting will be LED based and will be sensitive to the nocturnal wildlife and in keeping with the style and character of the original property.

The different types of lighting proposed include are illustrated on the lighting plan and comprise of the following:

1. Ambient lighting (comprising of ground lights, sofit spotlights and up and down wall lights)
2. On demand lights (comprising of sofit spotlights)
3. Sensor based security lights.

Images of the types of lighting proposed can be seen in appendix 6:2.

## 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

PRE20230092

Date (must be pre-application submission)

18/04/2023

Details of the pre-application advice received

Provided feedback & support in relation to the Roof Design, the scale of the property & its setting on the site (reducing its bulk), and the impact on the openness of the Greenbelt.  
Ethan also gave a steer towards keeping the vehicular track in a natural form (which we have followed as part of closure of condition 4)

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Martin Tutty-Johnson

Date

05/06/2024