



Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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	64
Suffix	
Property name	
Address line 1	Biddenden Way
Address line 2	Istead Rise
Address line 3	
Town/city	Gravesend
Postcode	DA13 9DF
Description of site location must be completed if postcode is not known:	
Easting (x)	563210
Northing (y)	170080
Description	

2. Applicant Details

Title	Mrs
First name	Amy
Surname	Perkins
Company name	
Address line 1	64 Biddenden Way
Address line 2	
Address line 3	
Town/city	Istead Rise
Country	England

2. Applicant Details

Postcode

DA139DF

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Engineering works to facilitate a new driveway, extension of existing vehicle crossover with new retaining wall, replacement of existing concrete shared steps with new steps and retaining brick wall, and replacement of the existing driveway with a new porous resin surface.

Has the work already been started without consent?

☐ Yes ☒ No

5. 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):

Walls	
Description of existing materials and finishes (optional):	Brick
Description of proposed materials and finishes:	Brick

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Concrete & Gravel
Description of proposed materials and finishes:	Resin

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

Materials are as outlined on the proposed and existing block plan and floor plan.

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

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 your 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:

The shrubs / plants (they are not trees) being removed are as indicated on both the existing block plan and floor plan. The soft planting will be replaced with shrubs / plants on the L shape border that is outlined on the proposed floor plan and block plan.

7. 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:

On the proposed floor plan and block plan, the vehicle access being altered is indicated where it says 'new drop kerb' - this is an extension request of the current/existing drop kerb to allow for drive on access to the new resin driveway.

On the proposed floor plan and block plan, the pedestrian access being altered is indicated where it says 'steps' - this is replacement of existing concrete shared steps with resin steps to allow for safer access to both houses.

8. Parking

Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No

If Yes, please describe:

There is one existing car parking space on the existing driveway - this application will create a second car parking space on the new resin driveway.

9. 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

10. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Design:
The proposal will be constructed using porous materials which is acceptable for a driveway. There will be some loss of soft landscaping and whilst the proposal shows replacement of this at the back end of the driveway which will not necessarily be visible from the main streetscape. The proposal would benefit from some additional landscaping to the one, which has been shown on the submitted plans, when submitting a full application you should refer to SPD4 - Householder Extensions/Alterations Design Guide (2021).

The extension to the dropped kerb will require the necessary consents from the highway authority, which is outside the remit of the planning authority.

The proposal may be supported, however due to the proposal requiring changes to land levels and what is considered an engineering operation, a full planning application will need to be submitted.

Future occupiers:

The proposal seeks to improve accessibility for future occupiers to the property and so there are no concerns in this regard.

10. Pre-application Advice

Neighbours amenities:

The proposal will adequately safeguard the amenity of adjoining occupiers in the form of privacy, light and outlook.

Highways:

The highways officer provided the below comments on the application:

"This proposal results in a widened drive and carriage crossover, with the drive having a depth of 5 metres so conforms to guidance.

The material to form the drive will be a porous resin and drains away from the highway, so no surface water will discharge onto the highway and draining to ground means the need for sustainable drainage is met. The flower bed will also potentially act as a drain if the capacity of the porous surface is exceeded. I have no objections to the proposal."

You are advised that PRE20210369 is now closed.

11. 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.

☐ 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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 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	
Number	66
Suffix	
House Name	
Address line 1	Biddenden Way
Address line 2	
Town/city	Istead Rise
Postcode	DA139DF
Date notice served (DD/MM/YYYY)	11/11/2021

12. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Aylesford Highway Depot
Address line 2	St Michaels Close
Town/city	Aylesford
Postcode	ME20 7BU
Date notice served (DD/MM/YYYY)	16/11/2021

Person role

- ☒ The applicant
☐ The agent

Title	Mrs
First name	Amy
Surname	Perkins
Declaration date (DD/MM/YYYY)	16/11/2021

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent 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)	11/11/2021
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