



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	40
Suffix	
Property Name	
Address Line 1	Racefield Close
Address Line 2	Shorne
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 3EL

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

Easting (x)	Northing (y)
569110	170331

Description

Applicant Details

Name/Company

Title

mr

First name

Jeff

Surname

Saward

Company Name

Address

Address line 1

40

Address line 2

Racefield Close

Address line 3

Shorne

Town/City

Kent

County

Country

United Kingdom

Postcode

DA123EL

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 Proposed Works

Please describe the proposed works

To extend and change the use of a small semi-detached, existing garage, at the property, to include a personal family gymnasium and provide an additional storage facility in the loft space. The change of use would include the addition of a small self-contained cloakroom, (WC, basin and shower).

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:

A 2.5mx 5.05m semi-detached garage constructed of concrete blockwork jointed with sand mortar mix.

Proposed materials and finishes:

103mm "sand face fletton" brickwork, 50mm insulated filled cavity, and internal 100mm 'Celcon' block, rendered and plastered. some relayed concrete blocks to match existing 'detached garage' design.

Type:

Roof

Existing materials and finishes:

Mix of Redland 49 profile concrete tiles linked to a 'corrugated white asbestos cement' flat roof on 4"x 2" timber joists spanning garage walls.

Proposed materials and finishes:

New "Redland 49 profile concrete tiles at 30 degree pitch laid to "Redland" details on 38mm x 25mm battens. roofing felt, breather membrane on 150mm x 47mm load bearing rafters fixed at 400mm centres. 200mm x 300mm timber ridge with ridge tiles bedded on 4-1 mortar mix to match adjoining new roof. 100mm x 47mm ceiling joints at 400mm centres, noggins provided at every 500mm to offer lateral stability and insulated. Roof design offers a small front facing dormer window.

Type:

Windows

Existing materials and finishes:

no windows to existing garage...

Proposed materials and finishes:

The inclusion of two 600mm x 900mm 'upvc' double glazed windows both with hinged openings to provide additional ventilation. There will be a fixed circular "bullseye" window built into the 'gable end' of the roof design to provide light in the roof space and decoration to the external fabric.

Type:

Doors

Existing materials and finishes:

A painted galvanised steel "up and over" type garage door in old wooden frame. The later addition of a wooden side entrance door that opens in the garden of the property.

Proposed materials and finishes:

The garage door opening will be replaced with a roller shutter, to match the 'detached garage' design? There will be the addition of a new 1600mm 'upvc', double glazed, patio door opening into the garden of the property and the further addition of a 900mm 'upvc', double glazed, external door fixed at the rear of the new garage layout.

Type:

Other

Other (please specify):

Garage Floor

Existing materials and finishes:

150mm concrete slab laid on hardcore rumble and soil.

Proposed materials and finishes:

On 150mm of hardcore, soft sand blinding with 1000g DPM, insulated and finished concrete slab. Screeded to receive floor covering.

Type:

Other

Other (please specify):

Foundation

Existing materials and finishes:

Shallow 200mm concrete footings spreading load of structure to surrounding subsoil.

Proposed materials and finishes:

1000mm Concrete trench fill according to 'Borough Surveyor' Specification.

Type:

Other

Other (please specify):

Drains

Existing materials and finishes:

Rainwater to gutter and downpipe, to 2 existing soakaways, front and rear.

Proposed materials and finishes:

110mm PVC drains providing access internally at WC 'stub-stack' and new inspection chamber to external foul water drainage according to specification. Rainwater to 2 existing soakaways,

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

Drawings: SAW 1, SAW 2, SAW 3, SAW 4.

Clients: Mr & Mrs J Seward.

Proposed Scheme address: 40 Racefield Close, Shorne, Kent. DA12 3EL.

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

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

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

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

Jeff

Surname

Saward

Declaration Date

20/11/2022

☒ 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

Jeff Saward

Date

25/11/2022