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 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Lawful Development Certificate for a Proposed Use or Development

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	16
Suffix	
Property Name	
Address Line 1	Cygnet Gardens
Address Line 2	Northfleet
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 7DN

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

Easting (x)	Northing (y)
563867	172592

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

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 Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The property is a dwellinghouse

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Planning Statement 16 Cygnet Gardens Northfleet DA11 7DN
16 Cygnet Gardens-L(10)001_Location
16 Cygnet Gardens-L(10)200_Exst Elev
16 Cygnet Gardens-L(20)010_Exst & Prps Block
16 Cygnet Gardens-L(20)100_Exst & Prps Plans
16 Cygnet Gardens-L(20)200_Prps Elev

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

1. Dimensions of the Extension (3m x 7m):
 - o The proposed depth of 3m from the original rear wall of the house complies with the standard PD limit for single-storey rear extensions for attached houses and semi-detached houses.
 - o The proposed width spans the full width of the house, which is allowed under PD as long as it does not exceed 50% of the garden area when combined with previous extensions and outbuildings, which it doesn't.
2. Height Compliance:
 - o Maximum Overall Height: The flat roof ensures that the height of the extension does not exceed the maximum allowable 4 metres (sitting at 3m).
 - o Eaves Height Near the Boundary: The height is in-keeping than the 3-metre limit for extensions within 2 metres of a boundary, satisfying PD requirements.
3. Rooflight Design:
 - o The proposed central rooflight projects less than 150mm from the roof plane, complies with Class A provisions.
4. Materials and Appearance:
 - o The use of red brickwork to match the existing house ensures compliance with the condition that materials be of a similar appearance to the existing dwelling.
 - o The aluminum-framed bi-fold doors add a modern touch but still harmonise with the existing structure.
5. Rear and Side Elevations:
 - o No part of the extension projects beyond the principal elevation or the side elevation that faces the highway, adhering to PD rules.
6. Curtilage Coverage:
 - o The extension plus existing outbuildings (e.g., rear stores) covers less than 50% of the total garden area, meeting the curtilage coverage requirement.
- Designated Land and Article 2(3) Restrictions:
 - o The property is not located within a conservation area, national park, or similar designated land.
 - o Article 4 Directions are not present that would remove PD rights for this property.

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

Interest in the Land

Please state the applicant's interest in the land

☒ Owner

☐ Lessee

☐ Occupier

☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Aaron Basi

Date

24/07/2025