



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Sophie

Surname

Lewis

Company Name

Address

Address line 1

22 thong lane

Address line 2

Address line 3

Town/City

Gravesend

County

Country

United Kingdom

Postcode

Da12 4ld

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

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: Vehicle access and hard standing Existing materials and finishes: NOT APPLICABLE Proposed materials and finishes: Type 1, sharp sand and weed membrane control. Finished with Grey Block paving

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ Yes
☒ No

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

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

Permission has been granted by KCC to install a dropped Kerb to allow vehicular access to the property

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

Cars will be parked on the new driveway instead of the street

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

PRE20230324

Date (must be pre-application submission)

06/11/2023

Details of the pre-application advice received

Further to your enquiry received on 7 November 2023 regarding a dropped kerb at your property. Although your property is not on a classified highway, in this particular case planning permission would be required to provide an access to the front of the dwelling as the access drive would have to go across amenity land outside the curtilage of the dwelling and which it is believed is land within the ownership of Kent County Council. The hard surface would therefore not be permitted development under Class F under the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Planning permission would therefore be required for the formation of vehicular access and hardstanding across amenity land and significant engineering works.

If a planning application were to be submitted notice would be required to be served on Kent County Council and their consent would be required to access their land which may or may not be forthcoming.

In accordance with the Council's adopted guidance on vehicular accesses the hardstanding in the front garden of the property (in the actual curtilage of the dwelling) should have a minimum depth of 5.0 metres available from the rear edge of the footway to the front of the dwelling, at right angles to the road, to ensure a car can be parked wholly off the road.

The hard surface within the curtilage would have to be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.

The driveway (hard surface) across the grass verge could not be used for the parking of a car or cars and only for vehicular access to the property. If permission were to be granted there may also be limitations on the width of the driveway and on the materials to be used for the driveway.

I hope this information is of assistance to you. However, I would stress that the above information is provided on an informal information basis only and is given without prejudice to the Borough Council on the determination of any subsequent planning application.

You are strongly advised to submit a Full Planning Application for a formal determination. Should you wish to follow this course of action, please apply online at the Planning Portal web

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:**Town/City:**

Aylesford

Postcode:

ME20 7BU

Date notice served (DD/MM/YYYY):

13/11/2023

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

Mrs

First Name

Sophie

Surname

Lewis

Declaration Date

14/11/2023

☒ 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

Sophie Lewis

Date

14/11/2023

Amendments Summary

Signed Certificate B and served KCC with notice 1
Corrected Site Location plan to include the area of land to be used for vehicle crossover
Added Site/Block plan of the site