



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	
	2 Hays Mead
Address Line 1	
	Henley Street
Address Line 2	
	Luddesdown
Address Line 3	
	Kent
Town/city	
	Gravesend
Postcode	
	DA13 0XD

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

Easting (x)	Northing (y)
566937	167065

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Terence & Laura

Surname

Fuller

Company Name

Address

Address line 1

2 Hays Mead

Address line 2

Luddesdown

Address line 3

Town/City

Gravesend

Country

United Kingdom

Postcode

DA13 0XD

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Double storey side extension and renewable energy heating system consisting of air sourced heat pump.

The air sourced or Solar assisted heat pump will be located to the rear of the property and at least 1 meter from the boundary.

Ground floor extension to consist beam and block floor, finished with insulation and thermal efficient screed. The Ground floor is to be a garage which will also be used as a plant room for the new heating and hot water system.

First floor will consist of two additional bedrooms over the garage.

One existing bedroom will be converted to a family sized bathroom making the total number of bedrooms at four. Existing bathroom will be converted to an en-suite.

The extension construction is to be from SIP's panels which will facilitate an exceptionally quick construction minimising the impact and any inconvenience of building works upon the neighbours. Also it will make the extension super insulated and bring the thermal efficiency of the property up to or beyond modern building standards.

Windows are to be replaced with modern efficient units.

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:

Brick

Proposed materials and finishes:

Brick to match existing. If preferred by the planners we propose the first floor to be clad with charred timber (Shou Sugi Ban) to match local agricultural buildings as well as masking the first floor and help merge it with the treeline to the rear of the property.

Type:

Roof

Existing materials and finishes:

Clay/concrete tiles

Proposed materials and finishes:

Tiles to match existing

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

Design and access statement - DAS-2Hays_Mead-Luddesdown-DA130XD

Drawing package - 2 Hays Mead_DA130XD

This design and access statement addresses any impact on the street scene as well as addressing advice given in the pre planning application. The drawing package shows annotated drawings and proposed finishes.

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

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

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

PRE20220046

Date (must be pre-application submission)

14/02/2022

Details of the pre-application advice received

Summary

Overall, the proposals are considered to comprise disproportionate additions over and above the size of the original building, and would therefore be considered to be an inappropriate development in the Green Belt that would have an adverse impact on the openness of the Green Belt. The proposals would also be unlikely to protect the natural beauty of the Kent Downs Area of Outstanding Natural Beauty, and would have an adverse impact on the rural landscape character in general. There are no special circumstances that exist that would outweigh this harm. The design of the proposed extension would also be out of character with the modest nature of the properties and street scene in this part of Henley Street. On this basis, the proposals are contrary to the requirements of Policies CS02, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, saved Policy C13 of the Gravesham Local Plan First Review 1994, and paragraphs 130, 137, 147, 149, and 174 of the National Planning Policy Framework 2021. The proposal is therefore unlikely to be considered favourably if submitted for planning permission.

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

Person Role

☒ The Applicant

☐ The Agent

Title

Mr & Mrs

First Name

Terence & Laura

Surname

Fuller

Declaration Date

05/02/2022

☒ 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

Terence Fuller

Date

09/05/2022