



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	
Suffix	
Property name	Charam
Address line 1	Rhododendron Avenue
Address line 2	Meopham
Address line 3	
Town/city	Gravesend
Postcode	DA13 0TU
Description of site location must be completed if postcode is not known:	
Easting (x)	564088
Northing (y)	162535
Description	

2. Applicant Details

Title	MR
First name	Lee
Surname	Stephens
Company name	
Address line 1	Charam, Rhododendron Avenue
Address line 2	Meopham
Address line 3	
Town/city	Gravesend
Country	

2. Applicant Details

Postcode

DA13 0TU

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Christopher

Surname

Aylward

Company name

CPA Design

Address line 1

85 High Street

Address line 2

Address line 3

Town/city

Tunbridge Wells

Country

United Kingdom

Postcode

TN2 4XP

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Proposed Garage

We do respectively query the concerns relating to highway safety as the proposal is set within the walled boundary of the application site and it is difficult to see how this can obscure visibility to the highway on this mostly straight lane. Moreover a visit to the site will confirm that the road quality is unusually poor, a speed greater than 5mph would not be safe.

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

5. Materials

Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Facing Brick

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Narrow gauge Tile

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	uPVC

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	uPVC

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

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

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

8. Parking

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

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	PRE20210377

Date (Must be pre-application submission)

21/10/2021

Details of the pre-application advice received

Following the Pre-Application Response, we have revised the proposal to show 2 bay garage with flat roof side projection to minimise its impact.

Extract of Summary:

"Overall it is considered that the proposed garage would result in a dominant structure that would overshadow the host property and due to its height and location up to the front boundary would obscure any views of oncoming traffic when the occupiers of the adjacent dwellings are exiting their driveways and as such would result in a detrimental impact on highway safety. As such, it would be contrary to Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021)."

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 A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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	Christopher
Surname	Aylward
Declaration date (DD/MM/YYYY)	15/03/2022

☒ 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)

15/03/2022

Gravesham Borough Council