



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	59
Suffix	
Property Name	
Address Line 1	Old Road East
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 1NW

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

Easting (x)	Northing (y)
565395	173003
Description	

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Sukhver

Surname

Randhawa

Company Name

Address

Address line 1

3 The Avenue

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA11 0NA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jeremy

Surname

Isherwood

Company Name

Jeremy S Isherwood Chartered Architect

Address

Address line 1

34 Chalky Bank

Address line 2

Address line 3

Town/City

Gravesend

County

Country

Postcode

DA11 7NY

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of existing attached garage and outside toilet. Erection of a two-storey side extension and a single-storey rear extension, together with associated external 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:

Walls

Existing materials and finishes:

Rendered plinths, red brick lower walls and pebble dash render upper walls.

Proposed materials and finishes:

As existing. Tile hanging to dormer cheeks.

Type:

Roof

Existing materials and finishes:

Machine made plain clay tiles.

Proposed materials and finishes:

As existing.

Type:

Windows

Existing materials and finishes:

Painted steel.

Proposed materials and finishes:

u-PVC or powder-coated aluminium.

Type:

Doors

Existing materials and finishes:

Painted steel french windows. Painted timber front and side doors.

Proposed materials and finishes:

u-PVC or powder-coated aluminium.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Wooden panel fences with brick and block walls.

Proposed materials and finishes:

As existing.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Concrete.

Proposed materials and finishes:

Permeable block paving.

Type:

Lighting

Existing materials and finishes:

None.

Proposed materials and finishes:

As existing.

Type:

Other

Other (please specify):

Not applicable.

Existing materials and finishes:

Not applicable.

Proposed materials and finishes:

Not applicable.

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

Planning Statement.pdf
551_01 location plan A4.pdf
551_02 extg site plan A2.pdf
551_03 extg plans A2.pdf
551_04 extg elevations A2.pdf
551_05 extg sections A2.pdf
551_PL01C prop site plan 1_200 A2.pdf
551_PL02C prop site plan 1_100 A2.pdf
551_PL03C prop plans A2.pdf
551_PL04C prop elevations A2.pdf
551_PL05C prop sections A2.pdf
551_PL06 front garden plan A2.pdf
551_PL07 street elevation A2.pdf
551_PL08 section aa A2.pdf
551_PL09 section bb A2.pdf
551_PL10 sections cc and dd A2.pdf
1050 H Concave Featherboard Panels - J704170sht1.pdf
Driveline Priora.pdf
driveline-priora-brindle-on-driveway.jpg
Proposed hard & soft landscaping to front of dwelling.pdf
Q40 Jakposts and gravel boardsreplacement close boarded fence 1m high.pdf
Specification for replacement close boarded fence 1m high to front boundary.pdf
steel grey limestone calibrated paving slabs.jpg
Wienerberger Olde Essex Red Multi brick.jpg
Wienerberger Olde Essex Red Multi brick.pdf

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

If Yes, please describe:

The existing garage will be demolished. Off street parking will be provided in the existing front garden.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

20250208

Date (must be pre-application submission)

20/03/2025

Details of the pre-application advice received

The non-material amendment submission was not acceptable to the case officer. I was advised to make a fresh planning submission or to make a minor material amendment submission as a variation of 4 of the conditions attached to planning approval reference 20240426. The cost of making a variation of approval submission is currently substantially higher than that of making a fresh householder planning application.

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 & Mrs

First Name

Sukhver

Surname

Randhawa

Declaration Date

21/03/2025

☒ 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

Jeremy Isherwood

Date

21/03/2025