



Swale

BOROUGH COUNCIL

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	<input type="text" value="52"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Wallers Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Faversham"/>
Postcode	<input type="text" value="ME13 7PL"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="600386"/>
Northing (y)	<input type="text" value="161095"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Jenna"/>
Surname	<input type="text" value="Gilmore"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="52, Wallers Road"/>

2. Applicant Details

Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Faversham"/>
Country	<input type="text"/>
Postcode	<input type="text" value="ME13 7PL"/>

Are you an agent acting on behalf of the applicant?

Yes No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Robert"/>
Surname	<input type="text" value="Filmer"/>
Company name	<input type="text" value="Maylands Consulting"/>
Address line 1	<input type="text" value="Milroy House"/>
Address line 2	<input type="text" value="Sayers Lane"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Tenterden"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="TN30 6BW"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe the proposed works:

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	
Description of existing materials and finishes (optional):	Brickwork to the front and side Render to the rear
Description of proposed materials and finishes:	Brickwork to the front and side Render to the rear

Roof	
Description of existing materials and finishes (optional):	Tiles to main roof Flat roof GRP to rear extension
Description of proposed materials and finishes:	Tiles to dummy pitch with GRP flat roof

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

Drawings MC21052/001, 002 rev A & 003
Flood risk assessment

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

10. Pre-application Advice

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	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	21/503900/PAPL

Date (Must be pre-application submission)

31/08/2021

Details of the pre-application advice received

EVALUATION OF PROPOSAL

Planning permission following receipt of a planning application would be required to implement the proposal.

My principal concern with the proposal, as currently presented, is the depth of the front extension element of the proposal. It is my opinion that the design should be amended so that the depth of the front extension would be only 1.2m, not 1.5m as now shown.

I note that the front elevation and flank elevation would be of brickwork to match the existing house and that the rear elevation would have a render finish to match the existing rear elevation.

I also note that the neighbouring house to the north is set on ground at a somewhat lower level and has its front elevation set forward in relation to the front elevation of 52 Wallers Road and that the terrace formed by nos.46 to 52 Wallers Road has lost its original symmetrical design by minor alterations made to no. 46 and no. 48.

It is my opinion that, subject to a reduction to the depth of the front extension element, the proposal would be of an appropriate design and quality in relation to the style and character of the house and would appear in the street scene as generally appropriate in scale.

54 Wallers Road is orientated to the north and its rear garden would seem to be on ground with a lower level than that of 52 Wallers Road. However, given that the flat roof of the extension would be some 3m in height, only approximately a metre higher than a standard side boundary fence, it is my opinion that there would be no material adverse impact to the amenity of the occupiers of 54 Wallers Road which would be sufficient to reasonably justify refusal of the proposal if it were to take the form of a planning application.

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	<input type="text"/>
First name	Robert
Surname	Filmer
Declaration date (DD/MM/YYYY)	09/09/2021

12. Ownership Certificates and Agricultural Land Declaration

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)

09/09/2021