

Householder Application for Planning Permission for works or extension to a dwelling and for relevant demolition of an unlisted building in a conservation area
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

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

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="ME17 2PJ"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> 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="Mrs"/>
First name	<input type="text" value="S"/>
Surname	<input type="text" value="Godsmark"/>
Company name	<input type="text" value="E P Architects Ltd"/>
Address line 1	<input type="text" value="The Oast, Church Farm"/>
Address line 2	<input type="text" value="Ulcombe Hill"/>
Address line 3	<input type="text" value="Ulcombe"/>
Town/city	<input type="text" value="Maidstone"/>
Country	<input type="text"/>
Postcode	<input type="text" value="ME17 1DN"/>
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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

6. 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 painted timber weatherboarding
Description of proposed materials and finishes:	brickwork to match existing white fibre cement weatherboarding

Roof	
Description of existing materials and finishes (optional):	clay plain tiles
Description of proposed materials and finishes:	interlocking low pitch clay tile (Sandtoft 20/20) to match existing

Windows	
Description of existing materials and finishes (optional):	painted timber vertical sashes
Description of proposed materials and finishes:	Residence 9 Heritage Range timber effect windows

Doors	
Description of existing materials and finishes (optional):	timber painted doors
Description of proposed materials and finishes:	Residence 9 Heritage Range timber effect doors

Other Rainwater goods	
Description of existing materials and finishes (optional):	painted cast iron
Description of proposed materials and finishes:	cast aluminium to match existing profiles & colour

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

1925.E.01B - existing plans & elevations
1925.P.01 - proposed plans & elevations
1925 Heritage statement/ D&A statement

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. 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

10. 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

11. 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

Date (Must be pre-application submission)

Details of the pre-application advice received

The extension is shown as an acceptable subservient and modest size with a sympathetic roof form that would not compete with the host dwelling, and of materials to match the existing dwelling. It would appear in keeping and preserve the original appearance and form of the existing building. I am satisfied that owing to these factors, it also would not be visually prominent within the conservation area and as such, would preserve its character and appearance.

There are a number of Listed Buildings that surround the site. I am satisfied that owing to the modest scale and appropriate finishing of the extension, it would not cause harm to the setting or significance of these buildings.

Policy DM1 of the local plan sets out at point viii that proposals should 'protect and enhance any on-site biodiversity and geodiversity features where appropriate, or provide mitigation.' Due to the nature of the proposal and the residential use of the site and the continued residential use, it is not considered appropriate/necessary to require any ecological surveys or biodiversity enhancements.

The proposal would have no impact on highway safety and would retain sufficient parking provision. There are no TPO trees in close proximity to the site and it is not apparent that any trees would be affected.

Due to the siting and scale of the proposal, there would not be any residential amenity impacts in terms of outlook, overshadowing/loss of light and overlooking/loss of privacy.

12. 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?

13. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate

13. Ownership Certificates and Agricultural Land Declaration

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

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

14. 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)