



Planning, Housing and
Environmental Health

Development Control
Gibson Building, Gibson Drive
Kings Hill, West Malling
Kent ME19 4LZ

Switchboard 01732 844522
Minicom 01732 874958 (text only)
Web Site <http://www.tmbc.gov.uk>
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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"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Mount Pleasant"/>
Address line 1	<input type="text" value="Swanton Road"/>
Address line 2	<input type="text" value="West Peckham"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Maidstone"/>
Postcode	<input type="text" value="ME18 5JY"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="564117"/>
Northing (y)	<input type="text" value="153535"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Robert"/>
Surname	<input type="text" value="Hill"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Mount Pleasant"/>
Address line 2	<input type="text" value="Swanton Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="West Peckham, Maidstone"/>
Country	<input type="text" value="United Kingdom"/>

2. Applicant Details

Postcode

ME18 5JY

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Proposed Garden Office
Mount Pleasant, Swanton Road, West Peckham, Kent, ME18 5JY

Rationale for proposal

As a response to the new ways of working in a Covid / post-covid environment there is a need to create additional space to allow working from home for members of the family. The current three bed family house does not provide adequate space to allow multiple members of the family to work simultaneously in a comfortable environment that also promotes ongoing wellbeing.

The proposed garden Office is a single story, open plan design consisting of a single room suitable for working from home type arrangements, for school, university and professional work. The provision of this separate building also provides separation of living and home working space, further aiding wellbeing within the family.

Location within the garden

The proposed location of the garden Office is towards the north corner of the property, in an area currently used as a compose heap for lawn cuttings and other garden waste. The location is approximately 4.5 metres from the border hedge to avoid building under existing overhead power cables and 10 metres from the rear fence (border with adjoining woods).

The location away from the road and our neighbours' buildings on the other side of Swanton Road, meaning that the overall impact on the openness of the site is minimal. The existing hedging, bushes and trees on the property provide a significant amount of screening and the use of a flat roof design keeps the impact to a minimum.

Due to the sloping nature of the garden site, the north corner of the Office will require the removal of some earth and replanting of grass. However the lowered aspect will reduce the apparent size of the building and reduce the already small impact of this new building within the 1.6 acre garden site.

Design

The proposed building is of a wooden construction, using soft wood studwork. It is proposed to clad the building in softwood weatherboarding to match the existing buildings on the property. Double glazed windows and doors will also be colour matched to those used on existing building.

The overall height of the building at 3.25metres allows for warm roof construction, providing effective flat roof insulation. A EPDM roof will be fitted. While electricity for lighting and power will be run to the Office, it is not proposed to run water or other utilities to the building.

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):	
Description of proposed materials and finishes:	Softwood studwork Softwood weatherboard finishing

Roof	
Description of existing materials and finishes (optional):	

5. Materials

Description of proposed materials and finishes:	EPDM flat roof Softwood rafters Warm roof insulation Colour matched fascia boards
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Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	uPVC or aluminium double glazed windows colour matched to existing buildings windows

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	uPVC or aluminium double glazed french doors colour matched to existing buildings doors

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

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

First name

Surname

Declaration date (DD/MM/YYYY)

☒ 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)