



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>
Email planning.applications@tmbc.gov.uk

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	161
Suffix	
Property name	
Address line 1	Tonbridge Road
Address line 2	East Peckham
Address line 3	
Town/city	Tonbridge
Postcode	TN12 5JP
Description of site location must be completed if postcode is not known:	
Easting (x)	565793
Northing (y)	148250
Description	

2. Applicant Details

Title	Mr
First name	Steven
Surname	Paler
Company name	
Address line 1	161
Address line 2	Tonbridge Road
Address line 3	East Peckham
Town/city	Tonbridge

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="TN12 5JP"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" 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

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

New 'exit' driveway for much improved visibility splays. Removal of existing hedge which is dying due to excessive spray from standing water on road. Build of tasteful, low retaining brick wall with iron railings on-top (bricks and railings matched with existing main house). Build of part brick/part timber garden shed (under 4m). Demolition of existing shed and build of wooden 2-bay cart lodge garage (under 4m).

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)?

The current driveway has short visibility splays which makes pulling out hazardous. In a few months our children will start learning to drive hence we'd like to create a new 'exit' driveway further down the garden with much improved visibility when looking out for cars in both directions. This will need the existing garden shed to be relocated and part of the hedge to be removed. In order to smarten up the appearance of the exit and the rest of the garden from the road we propose to build a low brick wall, topped with iron railings. Both bricks and railings will be matched with the existing front of house which also has an iron railing. Finally, we would like to build a traditional, wooden two bay cart lodge. Again any brickwork, woodwork and roof would match existing outbuildings.

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):	Brick & wood panels
Description of proposed materials and finishes:	Brick & wood panels
Roof	
Description of existing materials and finishes (optional):	Tiles
Description of proposed materials and finishes:	Tiles
Doors	
Description of existing materials and finishes (optional):	Wood

6. Materials

Description of proposed materials and finishes:	Wood
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Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Type 1 and gravel
Description of proposed materials and finishes:	Type 1 and gravel

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Hedge
Description of proposed materials and finishes:	Low brick wall with railing on top

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

Please see sketches & images of proposed new exit, wall, shed and garage.

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

New exit is marked on siteplan005 and siteplan006.
New exit is sketched on kingsleycottage002 and kingsleycottage004

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

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

There are no trees. The hedge to be removed is clearly visible in images kingsleycottage001 and kingsleycottage003. I have also approximately marked it on kingsleycottage007

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

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 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" value="Mr"/>
First name	<input type="text" value="Steven"/>
Surname	<input type="text" value="Paler"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="09/05/2021"/>

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)