

For Official Use Only	
Receipt	<input type="text"/>
Date	<input type="text"/>
Amount	<input type="text"/>

Application for Planning Permission.
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="47"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Cradlebush"/>
Address line 1	<input type="text" value="Greenhill Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Otford"/>
Postcode	<input type="text" value="TN14 5RR"/>

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

Easting (x)	<input type="text" value="553628"/>
Northing (y)	<input type="text" value="160126"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr and Mrs"/>
First name	<input type="text"/>
Surname	<input type="text" value="Thrower"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Cradlebush, 47, Greenhill Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Otford"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

TN14 5RR

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

neil

Surname

edwards

Company name

av architects ltd

Address line 1

51 St Marys Road

Address line 2

Address line 3

Town/city

tonbridge

Country

United Kingdom

Postcode

TN9 2LE

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

0.89

Unit

Hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Proposed demolition of existing dwelling and subdivision of site to form two plots, each with a new build dwelling.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

family home

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. 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):	Facing brickwork
Description of proposed materials and finishes:	See DAS for details - House A - Facing brickworks, Cast stone. House B - Facing brickworks, Cast stone, Render to rear of property to help express different masses and scales of the homes composition.

Roof	
Description of existing materials and finishes (optional):	Clay roof tiles
Description of proposed materials and finishes:	House A - Pre-weathered Zinc to all pitched roofs visible from ground and surrounding properties with single ply membrane to flat roof zone that is not visible. House B - Natural slate roofing to all pitched roofs visible from ground and surrounding properties with single ply membrane to flat roof zone that is not visible. Small area of Pre-weathered Zinc to mansard roof in-between gables of principle south facing elevation.

Windows	
Description of existing materials and finishes (optional):	Single glazed steel framed Crittall style windows and doors
Description of proposed materials and finishes:	House A - Aluminium powder coated double/triple glazed windows. House B - Timber white painted double glazed sliding sash windows.

Doors	
Description of existing materials and finishes (optional):	Single glazed steel framed Crittall style doors. Timber single glazed doors
Description of proposed materials and finishes:	House A - Solid core composite main entrance doors to hall and rear boot room. Powder coated double/triple glazed sliding doors. House B - Hardwood main entrance doors with double glazed side panels to hall. Part double glazed hardwood door to side boot room. Hardwood part double glazed bi-folding and hinged external doors elsewhere

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Existing mature planting and fences retained.

7. Materials

Description of proposed materials and finishes:	To boundaries with 45 and 49 Greenhill Rd the existing mature planting will be reinforced where necessary to guarantee the privacy for all parties. The boundary between the two proposed properties will consist of a closed board timber fence with dense planting either side to create the green corridor that links the front of the site to the woodland at the rear of the site.
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Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Tarmac and concrete
Description of proposed materials and finishes:	Permeable tarmac to drives from Greenhill Rd with the vehicle circulation / parking areas closest to the homes to be finished in permeable block pavers as detailed in the DAS which accompanies the application.

Lighting	
Description of existing materials and finishes (optional):	General security lighting to garage areas and around the existing dwelling.
Description of proposed materials and finishes:	General security lighting in accordance with existing and neighbouring properties to balance safety with light pollution in the AONB. Security lighting connected to PIR sensor to avoid unnecessary light spillage.

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

Design and Access Statement accompanies the application together with the following drawings:

- 20003 - SIT - 001 - Location plan
- 20003 - SIT - 002 - Existing and proposed site block plans
- 20003 - SIT - 003 - Existing part site plan and street scene
- 20003 - SIT - 004 - Existing site sections
- 20003 - SIT - 005 - Proposed part site plan and street scene
- 20003 - SIT - 006 - Proposed site section A-A
- 20003 - SIT - 007 - Proposed site section B-B
- 20003 - EXT - 001 - Existing house floor plans
- 20003 - GEA - 001 - House A - Proposed lower ground floor plan
- 20003 - GEA - 002 - House A - Proposed upper ground floor plan
- 20003 - GEA - 003 - House A - Proposed first floor plan
- 20003 - GEA - 004 - House A - Proposed roof plan
- 20003 - GEA - 005 - House A - Proposed South and West elevations
- 20003 - GEA - 006 - House A - Proposed North and East elevations
- 20003 - GEA - 500 - House B - Proposed lower ground floor plan
- 20003 - GEA - 501 - House B - Proposed upper ground floor plan
- 20003 - GEA - 502 - House B - Proposed first floor plan
- 20003 - GEA - 503 - House B - Proposed roof plan
- 20003 - GEA - 504 - House B - Proposed South and West elevations
- 20003 - GEA - 505 - House B - North and East elevations

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

Please provide information on the existing and proposed number of on-site parking spaces

9. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	8	6

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:
- ☐ Yes, on the development site
 - ☐ Yes, on land adjacent to or near the proposed development
 - ☒ No
- b) Designated sites, important habitats or other biodiversity features:
- ☐ Yes, on the development site
 - ☐ Yes, on land adjacent to or near the proposed development
 - ☒ No
- c) Features of geological conservation importance:
- ☐ Yes, on the development site
 - ☐ Yes, on land adjacent to or near the proposed development
 - ☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

As with the existing property on the site, Bin stores will be located close to the site front boundary with Greenhill Road within a screened enclosure.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

As with the existing property on the site, Recycling storage will be located within the bin storage area close to the site front boundary with Greenhill Road within a screened enclosure.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☒ Yes ☐ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	2	0	2
Total	0	0	0	2	0	2

Please select the existing housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Existing' residential units

16. Residential/Dwelling Units

Market Housing - Existing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	1	0	1
Total	0	0	0	1	0	1

Total proposed residential units

2

Total existing residential units

1

Total net gain or loss of residential units

1

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes ☒ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. 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

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

23. 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	PA/20/00257

Date (Must be pre-application submission)

<input type="text" value="27/08/2020"/>

Details of the pre-application advice received

Conclusion
Please note that this letter is not intended to provide a comprehensive response of all issues which may be relevant. The advice refers to the issues we consider likely to be the most pertinent to the consideration of an application in the event of a submission along the lines presently proposed. This advice is without prejudice to the decision making processes of the local planning authority and in no way prejudices any future determinations or decisions made by the local planning authority.

24. 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?

25. 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	mr
First name	neil
Surname	edwards
Declaration date (DD/MM/YYYY)	07/07/2021

☒ Declaration made

26. 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)

07/07/2021