

For Official Use Only			
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Date			
Amount			

Sevenoaks District Council Council Offices Argyle Road Sevenoaks Kent TN13 1HG

Tel: 01732 227000

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.

6 Upper Austin Lodge Farm Cottages

1. Site Address

Property name

Number

Suffix

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.

Address line 1	Upper Austin Lodge Road				
Address line 2					
Address line 3					
Town/city	Eynsford				
Postcode	DA4 0HU				
Description of site loca	tion must be completed if postcode is not known:				
Easting (x)	554133				
Northing (y)	163005				
Description					
2. Applicant Deta	2. Applicant Details				
Title	Mr				
First name	lan				
Surname	Maxwell				
Company name					
Address line 1	6 Upper Austin Lodge Farm Cottages				
Address line 2	Upper Austin Lodge Road				
Address line 3					
Town/city	Eynsford				
Country					
	Planning Portal Ref	erence: PP-09958017			

A. Description of Proposed Works Please describe the proposed works: Demolish existing dilapidated concrete garage, erected directly on sloping drive, construct a level base, and erect a timber garage in the same position slongside the house. It will not be forward of the front line of the house, and more than one metre from the boundary. At present, with the slope of the drive rainwater flows through the existing building. The base construction will address this problem. Has the work already been started without consent? Ones the proposed development require any materials to be used externally? Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each materials). Walls Description of existing materials and finishes (optional): Concrete frame and panels Description of proposed materials and finishes: Wood, in a "log cabin" style construction, with 44mm thick timber. Prese and painted. Roof Description of existing materials and finishes (optional): Asbestos cement panels Description of proposed materials and finishes: Insulated wooden roof, covered with felt shingles, coloured red. Windows Description of existing materials and finishes (optional): Metal framed single glazed windows.	2. Applicant Detail	ls	
Primary number Secondary number Fax number Email address 3. Agent Details No Agent Details	Postcode	DA4 0HU	
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Description of existing materials and finishes (optional): Metal framed single glazed windows.			
	Windows		
Description of proposed materials and finishes: Wood framed double glazed windows.	Description of existing	g materials and finishes (optional):	Metal framed single glazed windows.
	Description of propos	sed materials and finishes:	Wood framed double glazed windows.
Doors	Doors		
Description of existing materials and finishes (optional): Wooden doors	Description of existing	g materials and finishes (optional):	Wooden doors
Description of proposed materials and finishes: Wooden main doors, wooden side door glazed.	Description of propos	sed materials and finishes:	Wooden main doors, wooden side door glazed.
Are you supplying additional information on submitted plans, drawings or a design and access statement?	Aro you compliant and day	tional information on submitted plans decisions are decisions.	an and access statement?

6. Trees and Hedges						
Are there any trees or h proposed development	Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your Proposed development?					
Will any trees or hedges	s need to be removed or pruned in order to carry out you	ır proposal?	Yes	□ No		
If Yes, please show on drawings:	your plans, indicating the scale, which trees by giving the	em numbers (e.g. T1, T2 etc) and state the	e referen	ce number of any plans or		
There is a beech hedge which will be removed.	at the front of the existing garage which will be partially	removed, and cherry laurel and climbers a	at the sid	e of the existing garage		
7. Pedestrian and	Vehicle Access, Roads and Rights of Way	1				
Is a new or altered vehi	cle access proposed to or from the public highway?			No No		
Is a new or altered pede	estrian access proposed to or from the public highway?		□ Yes	No		
Do the proposals requir	e any diversions, extinguishment and/or creation of publ	ic rights of way?	Yes	No		
8. Parking						
Will the proposed works	s affect existing car parking arrangements?		☐ Yes	No No		
9. Site Visit						
Can the site be seen from	om a public road, public footpath, bridleway or other publ	lic land?	Yes	□ No		
If the planning authority	needs to make an appointment to carry out a site visit, v	whom should they contact?				
○ The agent						
The applicantOther person						
10. Pre-application	n Advice					
Has assistance or prior	advice been sought from the local authority about this a	pplication?	Yes	□ No		
If Yes, please complete efficiently):	e the following information about the advice you wer	re given (this will help the authority to d	eal with	this application more		
Officer name:						
Title						
First name						
Surname						
Reference	21/00722/LDCPR					
Date (Must be pre-application submission)						
09/06/2021						
Details of the pre-application advice received						
As the proposed development is within an AONB, for outbuildings beside as well as in front of the house planning consent is needed, so an LDC cannot be issued unless the building is moved behind the house.						
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 a member of staff d) related to an elected member						

Planning Portal Reference: PP-09958017

11. Authority Em	ployee/N	Member					
It is an important princ	ciple of dec	ision-making that the process is open and transparent.					
For the purposes of the informed observer, has the Local Planning Au	nis question aving considuthority.	n, "related to" means related, by birth or otherwise, closely enough that a fair-minded and dered the facts, would conclude that there was bias on the part of the decision-maker in					
Do any of the above statements apply?							
CERTIFICATE OF OV under Article 14 I certify/The applicant I have/The applica	WNERSHIP certifies the	es and Agricultural Land Declaration - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate at: In the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the *** of any part of the land or building to which this application relates; or					
	with a fre	er of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**. ehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section Planning Act 1990.					
Owner/Agricultural Te	-						
Name of Owner/Ag	ricultural						
Number							
Suffix							
House Name		6 Upper Austin Lodge Farm Cottages					
Address line 1		Upper Austin Lodge Road					
Address line 2							
Town/city		Eynsford					
Postcode		DA4 0HU					
Date notice served (DD/MM/YYYY)		19/06/2021					
Person role The applicant The agent							
Title							
First name lan							
Surname Maxwell							
Declaration date (DD/MM/YYYY)		21					
✓ Declaration made							
13. Declaration							
		ermission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm edge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.					
Date (cannot be preapplication)	19/06/20	21					