

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	108
Suffix	
Property name	
Address line 1	North Road
Address line 2	
Address line 3	
Town/city	Dartford
Postcode	DA1 3NB

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

Easting (x)	551972
Northing (y)	174075

Description

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2. Applicant Details

Title	Mr
First name	LeRoche
Surname	Linton-Stewart
Company name	
Address line 1	108, North Road
Address line 2	
Address line 3	
Town/city	Dartford
Country	

2. Applicant Details

Postcode

DA1 3NB

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

Leslie

Surname

Aitkins

Company name

Albert Rose Property

Address line 1

5 Greenwich Quay

Address line 2

Clarence Road

Address line 3

Town/city

Deptford

Country

Postcode

SE8 3EY

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

The proposal seeks to erect a two side extension, single storey wrap around rear extension, modify the porch and extend into the loft construction a roof dormer to the rear of the property.

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):	Block and Brick structure, render finish from ground up to underside of first floor windows

5. Materials

Description of proposed materials and finishes:	Block and Brick structure, render finish from ground up to eaves
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Roof

Description of existing materials and finishes (optional):	Red clay tiles
Description of proposed materials and finishes:	Red clay tiles to match existing

Windows

Description of existing materials and finishes (optional):	White Upvc double glazing windows
Description of proposed materials and finishes:	White Upvc double glazing windows to match existing

Doors

Description of existing materials and finishes (optional):	White Upvc double glazed doors
Description of proposed materials and finishes:	White Upvc double glazed doors to match existing

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):	not applicable for application
Description of proposed materials and finishes:	not applicable for application

Vehicle access and hard standing

Description of existing materials and finishes (optional):	not applicable for application
Description of proposed materials and finishes:	not applicable for application

Lighting

Description of existing materials and finishes (optional):	not applicable for application
Description of proposed materials and finishes:	not applicable for application

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

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

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

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	Ms
First name	
Surname	
Reference	21/01290/PREHH

Date (Must be pre-application submission)

16/09/2021

Details of the pre-application advice received

The proposed two storey side extension would infill the gap between the main house and the shared boundary of No.106. The proposed roof would follow the existing pitch and design of the main roof. It is advised (on site meeting), that the first floor wall be set back 0.45m from the original front wall and the proposed roof set down from the ridge of the main roof, to reduce the impact on the character of the street scene. The proposal would be visible to the street scene, however given the modest scale of the proposed extension, the resulting impact would be very minimal to acceptable levels, provided the suggested modifications are applied. The proposed single storey rear extension, would wrap around is 3.0m from the rear wall and the proposed pitched roof would have a maximum height of 3.3m, 2.4m at the eaves. It was discussed and agreed on the meeting that an increased depth 3.5m can be allowed. Overall the wrap around rear extension, in terms of its scale and design is less likely to cause detrimental impact on the character of the host building and surrounding area and therefore acceptable. The proposed flat roof rear dormer would extend to the entire width of the main house and the extended house. The dormer would not be visible to the street scene, and is less likely to cause harmful impact to the character of the main house and the surrounding area. The proposed roof (of the 2 storey side extension) suggested to be set down (refer 6.3), might alter the proposed arrangement of the rear dormer. The proposed scale and design based on the submitted plans are considered acceptable. The existing flat roof on the porch is updated with a pitched roof and the width extended to accommodate a storage area. These modifications are considered minor and would not cause detrimental impact on the character of the host building and surrounding area and therefore acceptable. No.106 benefit a single storey rear extension about 3.5m deep and is set away from the common boundary of No.108 by 1.3m. The proposed single storey rear wrap around extension would not extend beyond 3.5m from the original rear wall. The two storey side extension would not extend beyond the depth of the original house. Taking into account the existing extension of No.106, 106's set away distance to shared boundary and the modest scale and design of the proposed extension, it is unlikely to cause harmful impact to the neighbour at No.106. The 3.5m deep rear extension is also considered acceptable to the adjoining

10. Pre-application Advice

neighbour at No.110.

The location and arrangement of the proposed rear dormer, would not cause harmful impacts on the neighbouring amenity and therefore acceptable.

As per the existing site measurements, standard parking space could not be achieved within curtilage. The existing side set back is not wide enough to parking and therefore infilling the side gap would not result in a loss of parking.

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	<input type="text" value="Mr"/>
First name	<input type="text" value="LeRoche"/>
Surname	<input type="text" value="Linton-Stewart"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="19/11/2021"/>

☒ 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)