

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Dilbar

Surname

Bhangu

Company Name

n/a

Address

Address line 1

124 Blean Common

Address line 2

Address line 3

Town/City

Blean

County

Kent

Country

England

Postcode

CT2 9JJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

First floor side extension over existing flat roof to provide a larger family bathroom and use the small existing bathroom as en-suite to master bedroom. demolish garage and part of the rear single storey extension to allow for a open plan larger rear extension out as far as the original rear extension (2.5m).

Remove existing shed and build a larger outbuilding to provide a shed, home office, gym and shower room, bar, and games room

Ground floor and first floor + the outbuilding is 94.2m2 external floor plan including walls and 92.3m2 internal space

Has the work already been started without consent?

Yes

No

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)

Type:

Walls

Existing materials and finishes:

face brick

Proposed materials and finishes:

matching brick on the extensions of the house, the front having the old pebble dash and white paint removed and changed for cedar cladding. The rear out building to be block work and clad in cedar cladding to the front and 1m returns with the rear of the block work being painted dark grey to match the windows

Type:

Roof

Existing materials and finishes:

existing roof to the house is concrete tile. the flat roofs are all felt

Proposed materials and finishes:

The new bathroom extension will have roof to match existing. The new flat roof extension will have a GRP flat roof renewed over the whole area. The outbuilding will have a GRP or rubber modern roof due to the area being 62m2

Type:

Windows

Existing materials and finishes:

white uPVC all round

Proposed materials and finishes:

new anthracite uPVC windows, the bottoms of the first floor windows will have a light frosting on the glass for privacy. the new side windows are frosted and above 1700 above FFL (there will not being any unfrosted side windows now)

Type:

Doors

Existing materials and finishes:

rear doors are old uPVC doors, same as utility is a old timber door. The front door is timber and just stained.

Proposed materials and finishes:

The new front door will be a uPVC and modern composite door and glass unit set, the rear doors will be aluminium grey bi folds, no more side doors

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

the existing boundary to the rear is an over grown hedge (hit and miss) and part wire fence, the sides are partly 1800 and 900 high timber fences

Proposed materials and finishes:

the whole perimeter will have 1800 high timber fences

Type:

Vehicle access and hard standing

Existing materials and finishes:

The existing rear has a slippery timber deck and 2 small dotted stone patios , to the front the drive is 10mm shingle

Proposed materials and finishes:

The rear extension will have a flush patio with either porcelain slabs or block paving and the out building will have a small patio no bigger than what was there before, to the front the gravel drive will be refurbished and topped up with new 10mm shingle as a well drainable material

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

location plan
existing block plan
proposed block plan
existing elevations and GAs
proposed elevations and GAs
elevations and GA s for the out building
(no samples required)

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

there is a tree behind the neighbours garage to the rear - no others. The tree is not being touched as part of the build. Building control will be consulted for the raft foundations for the out building. The garage has been built recently within 1m of the tree

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

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

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

If Yes, please describe:

The existing parking and turning circle will be made better so no vehicles have to reverse onto the road. There is space for 3 cars + 1 visitor space

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

Pre-application Advice

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

- Yes
 No

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.

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?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

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

david

Surname

meaney

Declaration Date

05/01/2023

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

david meaney

Date

06/01/2023