

**PLANNING**

Dover District Council
White Cliffs Business Park,
Dover, Kent CT16 3PJ.

Tel: 01304 821199

www.dover.gov.uk/planning

Email: developmentcontrol@dover.gov.uk

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

Trevor

Surname

Ross

Company Name

Address

Address line 1

33a Nickleby Close

Address line 2

Address line 3

Town/City

Rochester

County

Country

United Kingdom

Postcode

ME1 2LE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Erection of a single-storey extension.
Demolish and replace an interior wall to enlarge a bathroom to allow the installation of a walk-in shower.
Installation of over rafter insulation and replace existing roof tiles with new, to improve the property's thermal efficiency.
Create a concrete deck to allow level-access from the rear of the property to the outside for a disabled/elderly person.
Rewire the property to bring it up to current standards
Air-tight the envelope of the property to minimise heat loss through draughts.
Externally insulate the walls and render over to improve the property's thermal efficiency.
Install mechanical ventilation and heat recovery system to manage internal air quality while retaining the energy that has been used in heating the property.
Replace double-glazed doors and windows to improve the property's thermal efficiency.
Install ground source heat pump to move away from fossil fuel heating system.
Install Rainwater harvesting to reduce the need for water from the mains.

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:

Roof

Existing materials and finishes:

Brown concrete roof tiles

Proposed materials and finishes:

Insulate over the rafters with PIR insulation board and replace brown roof tiles with anthracite coloured roof tiles. New extension roof finished with anthracite coloured roof tiles.

Type:

Walls

Existing materials and finishes:

brown brick

Proposed materials and finishes:

Cover the existing brown brick with EWI and render with an off white synthetic render. New extension block walls finished with an off white synthetic render.

Type:

Windows

Existing materials and finishes:

white UPVC double glazing

Proposed materials and finishes:

Grey aluminium triple glazing

Type:

Doors

Existing materials and finishes:

White UPVC doors

Proposed materials and finishes:

Grey aluminium triple glazed doors

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

ref 1 site plan 102 sandwich rd
ref 2 BLOCK plan 102 sandwich rd
ref 3 Plan 102 Sandwich Rd v3.2 GROUND FLOOR
ref 4 Plan 102 Sandwich Rd v3.2 footings
ref 5 Image 102 Sandwich Rd v3.2 NW elevation
ref 6 Image 102 Sandwich Rd v3.2 NE elevation

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.

ref 2 BLOCK plan 102 sandwich rd

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

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

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Pre-app advice PE/23/00092

Date (must be pre-application submission)

02/09/2023

Details of the pre-application advice received

"Thank you for your pre-application enquiry with reference to the above. From your covering letter there are certain elements that may require the benefit of planning permission which include;

- Removal of an existing conservatory and erection of a single-storey extension.
- Replace existing roof tiles with new, to improve the property's thermal efficiency.
- Externally insulate the walls and render over to improve the property's thermal efficiency.
- Install mechanical ventilation and heat recovery system to manage internal air quality while retaining the energy that has been used in heating the property.
- Install ground source heat pump to move away from fossil fuel heating system.
- Demolish an existing wooden deck and replace it with a concrete deck to allow level-access from the rear of the property to the outside for a disabled/elderly person.

However, the purpose of the pre-application advice service is to let you know whether your proposals are supported by planning policy and whether there are any issues that may prevent planning permission being granted. The service does not include advice as to whether planning permission is required., You would need to satisfy yourself in this respect by way of submitting an application for a Certificate of Lawful Development (proposed) within which you would then provide greater details regarding some of the elements of your proposal. You can also refer to the Planning Portal and the Interactive House Guide, links to which can be found on the Council's website below:"

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

Trevor

Surname

Ross

Declaration Date

14/11/2023

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Trevor Ross

Date

14/11/2023