

**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; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

Staple House

Address Line 1

The Street

Address Line 2

Address Line 3

Kent

Town/city

Staple

Postcode

CT3 1LN

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

Easting (x)

626736

Northing (y)

156692

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Acors

Company Name

Monaco Design

Address

Address line 1

255 Reculver Road

Address line 2

Beltinge

Address line 3

Town/City

Herne Bay

County

Kent

Country

United Kingdom

Postcode

CT6 6RR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed single storey side extensions to left and right side of property and alterations including new dormer window, new rooflight window and new french doors

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

1650.00	Cubic metres
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What is the volume of the part to be demolished?

40.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

December

Year

1985

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

<p>Left side lean to porch - single skin, red brick lean to structure with plain clay tiled mono pitched roof and single glazed painted timber windows and doors. Approx construction around 1990.</p> <p>Right side lean to porch - single skin, red brick lean to structure with timber framed panels and window level, clad externally with horizontal timber weather boarding plain clay tiled mono pitched roof and single glazed painted timber windows and doors. Approx construction around 1980-1990.</p>
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

<p>Both existing extensions are very poorly built and also do not match the existing style of the building. The new extensions will provide more usable space within the property and enhance the visual appearance of the property plus will be built to modern construction standards.</p>
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Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

MD2311-01 Existing Location Plan and Site Plan
MD2311-02 Existing Ground Floor Plan
MD2311-03 Existing Front & Rear Elevations
MD2311-04 Existing Side Elevations
MD2311-05 Existing Roof Plan
MD2311-06 Proposed Site Plan
MD2311-07 Proposed Ground Floor Plan
MD2311-08 Proposed Front and Rear Elevations
MD2311-09 Proposed Side Elevations
MD2311-10 Proposed Roof Plan
Also refer to design and access statement

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Ceilings

Existing materials and finishes:

painted plasterboard to ceilings

Proposed materials and finishes:

painted plasterboard to ceilings to match existing

Type:

Vehicle access and hard standing

Existing materials and finishes:

mixed gravel driveway

Proposed materials and finishes:

as existing

Type:

Rainwater goods

Existing materials and finishes:

black upvc to existing L/H side and R/H side lean to extensions, black painted cast iron guttering and downpipes with matching cast iron hoppers to main building

Proposed materials and finishes:

black painted cast iron guttering and downpipes with matching cast iron hoppers where necessary all to match existing main building

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

close boarded timber fencing generally

Proposed materials and finishes:

as existing

Type:

External doors

Existing materials and finishes:

painted timber glazed doors

Proposed materials and finishes:

painted timber glazed doors

Type:

Windows

Existing materials and finishes:

Painted timber casement windows to existing lean to to left side of property with a mixture of painted timber casement and sash windows to all other areas.

Proposed materials and finishes:

Left extension to have new painted timber double glazed casement windows to match existing style of windows. Right side extension to have new painted timber double glazed screen, style to match existing. New dormer to have new painted timber double glazed sash window to match existing style. All new glazing to be Thinlite or similar.

Type:

Roof covering

Existing materials and finishes:

Plain clay tiles to existing pitched roof areas including dormer windows with a bitumen roof covering to the flat roofed areas. Lead covered dormer cheeks and flashings.

Proposed materials and finishes:

Left side extension and new dormer window to have a plain clay tiled roof finish to match existing. Right side extension to have a GRP roof finish. Lead covered dormer cheeks and flashings.

Type:

External walls

Existing materials and finishes:

red facing brickwork and areas of horizontal timber weatherboarding

Proposed materials and finishes:

Left side extension to have black painted horizontal timber barn style weatherboarding and low level red brick plinth to match existing walls. Right side extension to use red facing brickwork to match existing.

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

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MD2311-09 Proposed Side Elevations
MD2311-10 Proposed Roof Plan
Staple House Design and Access statement

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

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

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

- 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

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Simon

Surname

Acors

Declaration Date

07/12/2023

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Simon Acors

Date

07/12/2023