

Tunbridge Wells Borough Council
 Town Hall
 Royal Tunbridge Wells
 Kent TN1 1RS



planning comments@tunbridgewells.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)
<input type="text" value="565577"/>	<input type="text" value="141316"/>

Description

Applicant Details

Name/Company

Title

MR

First name

M

Surname

BURKETT

Company Name

Address

Address line 1

Grove Cottage Farm Maidstone Road

Address line 2

Matfield

Address line 3

Town/City

Tonbridge

County

Kent

Country

Postcode

TN12 7LF

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

The proposal is to provide an annex dwelling adjacent to the main dwelling house, by converting an existing detached garage. No amendments are proposed to the existing vehicular access to the site. No amendments are proposed to the existing landscape within the site. The annex will feature a bedroom and ensuite on the first floor with living space and small WC on the ground floor. The total area of ground covered by the building within the curtilage does not exceed 50% of the total area of curtilage No part of the building is situated on land forward of a wall forming the principal elevation of the original dwelling house. The proposal does not include any primary accommodation. The proposal would neither increase the footprint nor the volume content of the existing building. The proposed alterations to the existing car port consisting of replacing the doors with matching brickwork and cladding. The front garage doors will be fixed shut. The existing car port is open and new walls are proposed to match the existing horizontal timber cladding. New doors and windows are proposed on the ground floor to match the existing timber windows, no external alterations are proposed for the first floor.

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:

175mm TREATED SOFTWOOD FEATHER-EDGED WEATHER BOARDING

Proposed materials and finishes:

175mm TREATED SOFTWOOD FEATHER-EDGED WEATHER BOARDING

Type:

Roof

Existing materials and finishes:

PLAIN CLAY ROOFING TILES COMPLETE WITH HALF ROUND CLAY RIDGE TILES ON 25mm TREATED SOFTWOOD TILE BATTENS

Proposed materials and finishes:

PLAIN CLAY ROOFING TILES COMPLETE WITH HALF ROUND CLAY RIDGE TILES ON 25mm TREATED SOFTWOOD TILE BATTENS

Type:

Doors

Existing materials and finishes:

175mm TREATED SOFTWOOD FEATHER-EDGED WEATHER BOARDING CLAD BARN DOOR

Proposed materials and finishes:

Solid timber framed doorset - finish to match existing window frame Solid timber framed, fully glazed doorset

Type:

Windows

Existing materials and finishes:

Solid timber framed window

Proposed materials and finishes:

Solid timber framed window 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

628_2101_P01 (Ground Floor Plan)

628_2102_P01 (First Floor Plan)

628_3001_P01 (Existing Elevations (Sheet 1 of 2))

628_3002_P01 (Existing Elevations (Sheet 2 of 2))

628_3101_P02 (Proposed Elevations (Sheet 1 of 2))

628_3102_P01 (Proposed Elevations (Sheet 2 of 2))

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.

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

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

First Name

Surname

Declaration Date

22/12/2023

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

Michael Kaner

Date

22/12/2023