

## **Householder Development Proposals requiring Planning Permission and Listed Building Consent**

**DRAWINGS** – Drawings are preferred at A4 or A3, however where this is inappropriate larger drawings are acceptable.

All drawings **MUST** include the following information:

- The scale of the drawing (e.g. 1:100, 1:200 – should be a metric scale).
- A scale bar indicating a minimum of 0-10 metres.
- Indicate the direction of North on layout and location plans.
- Have a title to identify the development and subject of the drawing (e.g. Single storey rear extension at 24 London Road – Proposed Layout).
- Have a unique drawing number which also indicates any revisions (e.g. 1234 Revision B).
- All revisions should be described to identify any changes (e.g. Revision A – Layout changed).
- The date the drawing was drawn or any changes made.
- Annotation against the drawing to indicate all key external dimensions.

**If not applying electronically, please provide if possible an electronic copy of the application on a CD ROM in pdf format. Please limit individual file sizes to less than 5Mb.**

**A minimum of 3 copies of all documentation relating to the application should be submitted EXCEPT if the application is submitted electronically when a single copy is sufficient.**

Documents that **must** be included with your application:

- **Correct Fee<sup>1</sup>**
- **Application Form, completed, signed (unless submitted electronically) and dated**
- **Ownership Certificate:**
- A (included in Application Form: the applicant owns the land) OR**
- B (Form Part 2(1): the applicant does not own the land but has served certificate of notice on owner) OR**
- C (Form Part 2(2): the applicant does not own the land, is unable to issue certificate but has notified owners) OR**
- D (Form Part 2(2): the applicant does not own the land, is unable to issue certificate and is trying to ascertain the names and details of the owner)**
- **Site Location Plan (Scale 1:1250 or 1:2500) with the application site outlined in red and any other land owned by the applicant outlined in blue.**
- **Site Layout Plan/Block Plan (Scale 1:100 or 1:200)**
- **Existing and Proposed Elevations (Scale 1:50 or 1:100)**
- **Existing and Proposed Building Plans of each floor where works are proposed (Scale 1:100).**

<sup>1</sup> See [Fees for Applications Guidance Notes](#)

- Existing and proposed Roof Plans (Scale 1:50 or 1:100)
- Existing and Proposed site sections and finished floor and site levels (Scale 1:50 or 1:100)
- A Listed Building Assessment or Conservation Area Assessment (dependent on the type of application you are making).
- Plans and sections to show all existing doors, windows, shop fronts, panelling, fireplaces, plaster moulding and other decorative details that are to be removed or altered and
- Plans and sections to show all new doors, windows, shop fronts, panelling, fireplaces, plaster moulding and other decorative details (Scale - not less than 1:20)
- Design & Access Statement<sup>2</sup>
- A completed Validation Checklist

## PART 2: LOCAL REQUIREMENTS

### Question 1:

- Y  N Will your proposal involve works within 5 metres of the crown spread of any tree?
- If **yes**, please provide a **drawing (Scale 1:200)** accurately showing the position of the tree(s) in relation to the proposed works and an assessment of the implications for the work on the tree(s)

### Question 2:

- Y  N Is your proposal for a wind turbine(s) and/or solar panel(s)?
- If **yes**, please provide the **manufacturers specification** (including noise levels measured in decibels for wind turbines).

### Question 3:

- Y  N Does your proposal meet the criteria as set out in Environment Agency Flood Risk Standing Advice?
- If **yes**, a **flood risk assessment**<sup>3</sup> will be required with your application

### Question 4:

- Y  N Does the proposal involve the formation of a new vehicular access?
- If **yes**, please provide a **cross section** (Scale 1:20) showing the access incorporated into a slope/gradient
- If **yes**, please provide a **plan (Scale 1:100 or 1:200)** showing dimensions and the visibility splays of the new access.

<sup>2</sup> See [Design and Access Statement Guidance Notes](#)

<sup>3</sup> See [Environment Agency Flood Risk Guidance](#)

**Question 5:**

Y  N Does the proposal involve the provision of new car parking?

If **yes**, please provide a **plan (Scale 1:100 or 1:200)** showing the dimensions and the position of the new access

**Question 6:**

Y  N Does your ownership status require you to complete Ownership certificates B, C or D?

If **yes**, please provide **evidence** that notice has been given/published appropriately

**Question 7:**

Having read our Validation Advice Note does your proposal require the submission of any of the following? Please tick the Y box for those that that apply and submit the relevant documents with your application.

Y  N Biodiversity: Ecological Site Assessment, Ecological Survey and Protected Species Survey.

Y  N Contaminated Land Investigation

Y  N Daylight/Sunlight Assessment

Y  N Heritage Statement

Y  N Noise Impact Assessment

Y  N Planning Statement

Y  N Structural Survey of the building(s)

Y  N Photographs/photomontages showing the whole of the building and its setting and/or the particular section of the building affected by the proposal(s)

Y  N Listed Building And Conservation Area Assessment

**If you do not consider that any of the above are required to be submitted please explain why the box beneath your signature on the next page.**

**If you answered yes to any of the above but did not supply the information your application will be invalid.**

Continued

**Validation Checklist – V3**

**Dartford Borough Council**

Further guidance on completing the necessary documentation required to submit a planning application is available in our guidance notes available on our web site.

We will check each application against the appropriate checklist. Should we need further information to process your application we will also contact you and hold the application as invalid until further information is submitted.

If you tell us that you do not think the information listed above is required and give us your reasons we will not declare it invalid. If insufficient justification is provided, the application will be declared invalid. We will then explain to you why it is invalid.

**N.B. Failure to submit any of the requirements will result in the application not being registered.**

If you require this information in large print, Braille, on audiotape or in any other format, please contact us on 01322 343203.

Signed:.....

Date:.....

**Please insert any additional information here.**