



INTERNATIONAL HOUSE, DOVER PLACE,
ASHFORD, KENT TN23 1HU
Tel: (01233) 331111
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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

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

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

Applicant 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

RH16 4DZ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of existing rear extension. Construction of new rear extension and extended rear patio area. Renovation works to interior of existing house including installation of secondary glazing, installation of wood burning stove, new floor finishes, removal of existing wallpaper and removal of existing bedroom cupboard.

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?

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

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

Month

May

Year

1955

(Date must be pre-application submission)

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

We are proposing demolition of the existing 1950s rear extension, which forms the present Kitchen. The extension is of red brick construction, with a concrete floor slab and felted flat roof. The existing walls are damp and the kitchen is outdated. We are also proposing to demolish the built-in cupboard of the small first floor bedroom (Bedroom 2) and part of an internal eaves wall at second floor level. The existing cupboard walls and eaves wall are non-historic, constructed with modern wall board.
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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)?

The demolition of the existing low-quality rear extension is required to allow for construction of a new high-quality extension, in order to provide an upgraded, functional Kitchen and Dining space. Demolition of the built-in cupboard walls and eaves wall is required to create more a spacious rooms.
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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).

Existing drawings 819 (EX) 100, 110, 111 & 120.
Proposed drawings 819 (PL) 300A, 301A, 310A, 311A, 320A & 321A.
819 5 High Street Biddenden Design and Access Statement parts 1-3.
5 High Street Biddenden AIS-HS.
Building Survey BES24506_1A-2A.

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:

Roof covering

Existing materials and finishes:

Existing extension felted flat roof to be removed. Existing catslide roof features plain clay roof tiles and timber soffits and fascias.

Proposed materials and finishes:

Proposed extension lead lined flat roof with timber soffits and fascias. Proposed extension pitched roof with reclaimed plain clay roof tiles (to match existing catslide roof) and exposed timber rafter feet.

Type:

External walls

Existing materials and finishes:

Existing extension red brick walls to be demolished. Existing house features a rear Dining Room wall of yellow brickwork, with chipping external render.

Proposed materials and finishes:

Existing rear Dining Room wall chipped render to be removed. Wall to be repaired/repointed with lime mortar. Proposed extension walls to be of reclaimed yellow brick to match existing Dining Room wall, laid in a flemish bond pattern.

Type:

External doors

Existing materials and finishes:

Existing extension features a timber back door, to be removed. Existing timber front door to be remain in situ.

Proposed materials and finishes:

Proposed extension to features heritage aluminium framed, double glazed doors.

Type:

Windows

Existing materials and finishes:

Existing timber framed windows, with leaded panes. Existing extension windows to be removed.

Proposed materials and finishes:

Secondary glazing to be installed to existing windows of house. Secondary glazing to front windows to be timber framed to match the existing timber window frames. Secondary glazing to rear windows to be magnetic secondary glazing. Proposed aluminium framed, triple glazed flat rooflight to be installed over new extension's kitchen area.

Type:

Rainwater goods

Existing materials and finishes:

Black plastic rainwater goods to existing extension to be removed.

Proposed materials and finishes:

Black heritage cast aluminium rainwater goods to proposed extension.

Type:

Floors

Existing materials and finishes:

Existing concrete extension slab to be demolished. Existing ground floor living room, dining room and bathroom areas feature a exposed concrete floors. Existing bathroom also features a toilet on a concrete plinth. Existing ground floor entrance features an exposed concrete floor and some quarry tiles. Existing first and second floor levels feature timber floor boarding. Existing ground to first floor stair features unlined timber treads.

Proposed materials and finishes:

Proposed extension to feature a new insulated concrete slab, with underfloor heating and a compatible floor finish. New tile or timber floor finish to be laid over existing unfinished Living Room and Snug concrete floor. Existing bathroom's concrete plinth to be removed. New tile

floor finish to be installed over existing bathroom concrete floor. Existing concrete floor to entrance to be grubbed up and new quarry tiles to be installed to match existing. Floor boarding of Bedroom 2 to be temporarily taken up to investigate sound transmission issues. Soundproofing insulation to be installed between existing joists and existing floor boards reinstated. Existing timber floor of Home Office to be repaired / restored, with existing fill between floorboards to be removed. Fill to be replaced with portions of oak stained to match the existing floor. Carpet to be installed to treads of existing ground to first floor stair.

Type:

Ceilings

Existing materials and finishes:

Existing extension features white painted modern ceiling board, to be removed. Existing bathroom features white painted modern ceiling board, to be removed. Existing first floor landing ceiling is cracked. Existing second floor home office features a lath and plaster ceiling with a white painted finish, between exposed timber roof rafters.

Proposed materials and finishes:

Proposed extension to feature gypsum plasterboard ceilings, with a white painted plaster finish. Existing bathroom's modern ceiling board to be replaced like for like. Existing first floor landing ceiling cracks to be calked up and ceiling redecorated. Wood wool board with white painted, lime plaster finish to be fitted between a portion of the Home Office rafters.

Type:

Internal doors

Existing materials and finishes:

Timber doors throughout existing house.

Proposed materials and finishes:

Existing ground floor timber doors to be trimmed down to accommodate new floor finish levels. Additional ledges to be added to existing Home Office timber door for rigidity, and middle hinge to be added.

Type:

Lighting

Existing materials and finishes:

Existing overhead and wall lights throughout house to be retained, with the exception of the existing extension lights and entrance light (to be removed).

Proposed materials and finishes:

Existing overhead light fitting to entrance area to be removed and replaced. New ceiling lights to be installed within proposed extension.

Type:

Internal walls

Existing materials and finishes:

Historic internal walls are of timber frame construction with lath and lime plaster finishes. Non-historic built-in wardrobes and second floor internal eaves wall are of timber frame and modern wallboard construction with painted plaster finishes. Peeling wallpaper and tile wall finish within ground floor bathroom. Areas of woodchip wallpaper throughout existing house. Areas of modern cement wall plastering to existing living room and dining area. Some areas of chipped or damaged wall plaster throughout existing house.

Proposed materials and finishes:

Timber framed wall to infill ground floor bathroom aperture, with wood wool board and lime plaster finish. Infill wall to be fully reversible. Existing ensuite bathroom wallboard to be removed and replaced with gypsum plasterboard with a lime plaster finish. Peeling wallpaper and tile wall finish within ground floor bathroom to be removed. Areas of woodchip wallpaper throughout existing house to be stripped. Areas of modern cement wall plastering to existing living room and dining area to be removed and replaced with lime plaster. Areas of chipped or damaged wall plaster throughout existing house to be made good. General patch re-plastering to interior walls where necessary using lime based plaster. Flaked paint either side of ground floor fireplace to be stripped and walls to be repainted with breathable paint

Type:

Other

Other (please specify):

Patio

Existing materials and finishes:

Existing Bethersden Marble stone patio surface.

Proposed materials and finishes:

Existing Bethersden Marble stone patio surface to be largely retained. Patio area to be extended. New stone patio paving to be in keeping with the pattern and materiality of the retained patio paving. New paving to be laid permeably, over MOT Type 3 sub-base, and weed control membrane. Paving to be laid on mortar beds with wide pea shingle margin between slabs. Proposed pea shingle french drain to perimeter of existing house.

Type:

Other

Other (please specify):

Garden Path

Existing materials and finishes:

Existing cracked concrete garden path.

Proposed materials and finishes:

Existing cracked concrete garden path to be demolished. New garden path / ramp of matching material to be laid.

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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5 High Street Biddenden AIS-HS.

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

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

Surname

**** REDACTED ****

Reference

PRE/2025/0152

Date (must be pre-application submission)

13/01/2026

Details of the pre-application advice received

Principle of an extension is considered acceptable in principle

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

Ms

First Name

Joanna

Surname

Saady

Declaration Date

24/02/2026

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

Joanna Saady

Date

24/02/2026