

Delegated Report

Lawful Development Certificate (Proposed)

Application no: 20250868

Location 11 Darenth Drive Gravesend Kent DA12 4TA

Proposal: Application for a Proposed Lawful Development Certificate;
Extension to existing dropped kerb.

Applicant: Singh Narinder Khela

Site Visit N/A Desktop Assessment

Plans & Documents

Application Form;
Supplementary Information - Sketch Floor Plan – Proposed;
Supplementary Information - Sketch Floor Plan – Existing;
Site Location Plan; and
Block Plan with Measurements;

Property Type

11 Darenth Drive is a two storey semi-detached property.

Material Consideration

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Relevant Planning History

Reference	Description	Decision	Decision Date
20190742	Erection of two storey side extension to form store, w.c and utility room on ground floor with master bedroom and en-suite at first floor and single storey rear extension to kitchen/dining room.	Permitted	22.11.2019
20171327	Demolition of side carport and erection of two storey side extension to form store, w.c., utility room and study on ground floor with master bedroom and en-suite at first floor and single storey rear extension to family living room.	Permitted	21.02.2018

Officer Assessment

In order to be permitted development, the proposal needs to comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This assessment is made below.

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	Y See below
Would the works involve an engineering operation?	N
Is the road a trunk road or a classified road?	N
Is the hardstanding area existing?	Y However a new area is proposed

Permitted Development Rights Removed/Restricted

Both the 20171327 and the 20190742 applications restrict permitted development rights in relation to the hardstanding area. The conditions included on the decision notices are listed below:

20171327:

5.

The off street parking area located to the front of 11 Darenth Drive, as shown on the proposed block plan Drawing No DKM 7546/04 - REV 02, shall be kept as vehicle parking space available at all times for such use, and no development whether or not permitted by the Town and Country Planning (General Permitted Development)(England) Order or in any provision equivalent to that Order in any order revoking or re-enacting that Order, with or without modification, shall be carried out on that area of land or in such a position as to preclude its use for vehicle parking.

Reason That the development without the provision for adequate accommodation for the parking or garaging of a private motor car or cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity.

20190742:

2.

The off street parking area located to the front of 11 Darenth Drive, as shown on the proposed block plan Drawing No DKM 7546/04 - REV 04, shall be kept as vehicle parking space available at all times for such use, and no development whether or not permitted by the Town and Country Planning (General Permitted Development)(England) Order or in any provision equivalent to that Order in any order revoking or re-enacting that order, with or without modification, shall be carried out on that area of land or in such a position as to preclude its use for vehicle parking.

Reason That the development without the provision for adequate accommodation for the parking or garaging of a private motor car or cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity.

However, these conditions are in place to ensure development would not preclude the vehicular parking arrangements. As such, these conditions are not considered to impact the assessment of this proposal.

It is noted that there is an existing hardstanding area in the property frontage, with a larger area of hardstanding proposed. This must comply with the requirements of the Town and Country Planning (General Permitted Development) (GPDO) (England) Order 2015 (as amended) in order for the development to be considered Lawful. This assessment shall be made below.

Schedule 2, Part 2, Class B – means of access to a highway

Permitted Development

The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

In the case of this application, Darenth Drive is not a trunk road or a classified road and the means of access to a highway is required in connection with a hardstanding area. As such, it stands to be assessed whether the hardstanding area accords with the specifications of the GPDO 2015 (as amended).

Schedule 2, Part 1, Class F – hard surfaces incidental to the enjoyment of a dwellinghouse

Development consisting of -

- (a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or**
- (b) the replacement in whole or in part of such a surface.**

F.1	Development is not permitted by Class F if –	Y/N
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); or	N
(b)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N
F.2	Development is permitted by Class F subject to the condition that where-	Y/N
(a)	the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and	(Y)
(b)	the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,	(Y)
	either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.	Y as confirmed by email (the

		existing and proposed hard standing area is made of porous materials)
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Conclusion

As established in the above assessment, the access is required in connection with an existing and proposed extended hardstanding area. The hardstanding area complies with the GPDO (2015) (as amended) and therefore the proposed access is Lawful and a Certificate should be Granted.

The proposed development complies with Schedule 2, Part 2, Class B and Schedule 2, Part 1, Class F of **the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and the Lawful Development Certificate is Granted.**

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	16th October 2025	Dated:	17th October 2025