



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260377
Location	104 Chalk Road Gravesend Kent DA12 4UZ
Proposal:	Application for a Proposed Lawful Development Certificate; Widening of existing dropped kerb.
Applicant:	Mrs Tracey Stafford
Site Visit	N/A Desktop Assessment

Preliminary Matters

The development description includes “widening of existing dropped kerb”. In this instance it is considered the description of the proposal relates to the vehicular access, rather than the dropped kerb itself as these are dealt with by application to the Highway Authority and not Gravesham Borough Council. As such, this assessment will include whether the **proposed vehicular access** is lawful.

Plans & Documents

Application Form Dated 10/04/2026;
Site Location Plan;
Photo Plan;
Block Plan – Existing: and
Block Plan – Proposed.

Property Type

104 Chalk Road is a two storey semi detached dwellinghouse

Material Consideration

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

Relevant Planning History

No relevant history

Officer Assessment

Permitted Developments Rights Restrictions

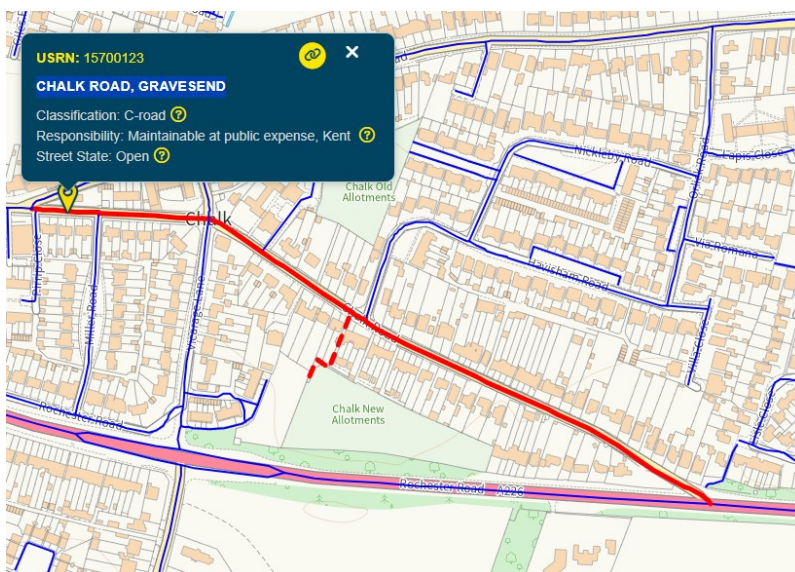
Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N

To establish whether the proposed vehicular access is lawful, the proposal will be assessed first under; *Class B of Part 2 to Schedule 2* of the GPDO (2015) (as amended) and then *Class F of part 1 to Schedule 2* of the GPDO (2015) (as amended) below:

Class B of Part 2 to Schedule 2 of the GPDO states that development is permitted providing:

B. 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).

Chalk Road is classified as a **C-road (classified unnumbered)**;

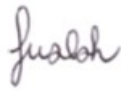


Therefore the proposal fails to comply with Class B of Part 2 to Schedule 2 of the GPDO and cannot be considered as lawful. As such planning permission is required.

Conclusion

Chalk Road is classified as a **C-road (classified unnumbered)** and therefore fails to comply with Class B of Part 2 to Schedule 2 of the GPDO and planning permission would be required. As such a lawful development certificate cannot be issued.

Recommendation: Refuse Lawful Development Certificate

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	N Goodbody	Signed:	
Dated:	2 nd June 2026	Dated:	03 June 2026

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