

CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED USE)

Property Address

137 London Road
Gravesend
DA11 9JS

Applicant: Abdul Kasumu

Date: 29 June 2026

Supporting Planning Statement

1. Introduction

This application is submitted under Section 192 of the Town and Country Planning Act 1990 seeking a Certificate of Lawful Development (Proposed) in respect of a small-scale home-based childcare setting to operate from the above property.

The property is currently occupied as a lawful single dwellinghouse (Use Class C3) and will continue to serve as the applicant's principal family home. The proposal has been carefully designed to ensure that the residential character of the property is maintained whilst providing high-quality childcare within a domestic environment.

No extensions, structural alterations, engineering works, commercial signage or external changes are proposed.

The purpose of this application is to confirm the lawfulness of the proposed operation based on its scale, nature and continued residential use.

2. Existing Lawful Use

The property is an established single dwellinghouse (Use Class C3) occupied by the applicant as their principal residence.

The residential use is lawful and will continue throughout the operation of the proposed childcare setting. The dwelling will remain first and foremost a family home.

3. Proposed Childcare Operation

The proposal is to operate a small-scale childcare setting from within the existing dwelling, managed by the resident.

The childcare provision will:

- operate on a domestic scale within the existing house;

- remain ancillary to the property's primary residential use;
- initially care for approximately **5–8 children** at any one time;
- be staffed initially by the applicant together with one assistant, increasing only where operationally required and in accordance with Ofsted staffing ratios;
- utilise existing rooms within the dwelling together with the enclosed rear garden for supervised outdoor learning;
- require no structural alterations or operational development.

The childcare setting will provide care for children aged **0–5 years**.

A typical age profile is expected to comprise:

- up to **4 children aged 0–2 years**;
- up to **2 children aged 2–3 years**;
- up to **2 children aged 3–5 years**.

This age profile naturally limits the level of outdoor activity, as younger children generally spend most of their time indoors within age-appropriate learning and care environments.

4. Hours of Operation

The childcare setting will operate:

Monday to Friday

7:30 am – 6:00 pm

Children will attend at staggered times throughout the day.

Arrival and collection times will be managed carefully to avoid congestion and minimise vehicle movements.

Parents will be requested to arrive promptly for drop-off and collection and not to wait outside the property longer than necessary.

5. Traffic, Parking and Highway Considerations

The applicant has discussed the proposal with the Local Planning Authority and confirms that the **front driveway will not be used for parent drop-off or collection**.

The property benefits from existing residential parking, comprising:

- one parking space to the front (for residential use only);

- two parking spaces to the rear.

Parents will be encouraged to park responsibly in accordance with local parking restrictions and to minimise waiting times.

Staff will be encouraged to travel by walking, public transport or car sharing wherever practicable.

Given the modest scale of the proposal, staggered attendance patterns and limited staffing levels, vehicle movements are expected to remain low and comparable with those associated with a typical family dwelling.

6. Garden Use

The enclosed rear garden will be used to support the Early Years Foundation Stage (EYFS) curriculum by providing supervised outdoor learning and physical play.

Children under the age of **2 years** will generally remain indoors for routine learning and care activities, with outdoor access provided only where appropriate to their individual developmental needs.

Outdoor play will therefore predominantly involve children aged **2–5 years**, meaning that **typically no more than four children will use the garden at any one time**.

Garden activities will normally consist of:

- two or three supervised sessions each day;
- approximately 30–40 minutes per session;
- quiet educational play appropriate for early years children.

No amplified music, organised outdoor events or activities likely to generate excessive noise are proposed.

These arrangements significantly reduce the potential for noise and ensure that the use of the garden remains consistent with that expected from a normal family home with young children.

7. Residential Character

The proposal has been specifically designed to preserve the residential appearance and character of the property.

Accordingly:

- no external alterations are proposed;
- no extensions are required;

- no commercial signage will be installed;
- no industrial equipment or machinery will be introduced;
- the applicant will continue to occupy the property as their principal residence.

Operational procedures, including limited child numbers, a young age profile, staggered attendance, supervised outdoor activities and controlled staffing levels, have been incorporated to minimise any impact on neighbouring properties.

The proposal is intended to integrate into the existing residential environment without altering the character of the surrounding area.

8. Operational Management

The childcare setting will operate under clear management procedures designed to minimise any effect on neighbouring amenity.

These include:

- care for approximately **5–8 children** at any one time;
- operation by the resident with one assistant initially;
- staggered drop-off and collection arrangements;
- no use of the front driveway by parents;
- supervised outdoor play only;
- generally, no routine outdoor play for children under two years of age;
- typically no more than four children using the garden simultaneously;
- encouragement for staff to use sustainable modes of transport;
- prompt collection procedures to avoid unnecessary waiting outside the property.

These measures are intended to ensure that the proposal operates in a responsible manner compatible with its residential setting.

9. Planning Assessment

The proposal represents a carefully managed, low-impact childcare operation within an existing family home.

The absence of external alterations, the continued occupation of the dwelling by the applicant, the modest scale of the childcare provision and the comprehensive operational management measures all ensure that the residential character of the property is maintained.

The proposal has been designed to minimise any potential impacts relating to traffic, parking, noise, outdoor play and neighbouring amenity.

10. Conclusion

The property will continue to function primarily as the applicant's family home.

The proposed childcare setting is modest in scale, carefully managed and designed to operate harmoniously within its residential surroundings.

No external alterations are proposed, vehicle movements will be limited through staggered attendance arrangements, outdoor activities will be supervised and proportionate, and the operation has been structured to minimise any impact on neighbouring residents.

The applicant respectfully requests that the Local Planning Authority considers the proposal in light of its limited scale, continued residential use and comprehensive operational controls, and grants a Certificate of Lawful Development (Proposed).

Yours faithfully,

Abdul Kasumu