



Delegated Report

Lawful Development Certificate (Proposed)

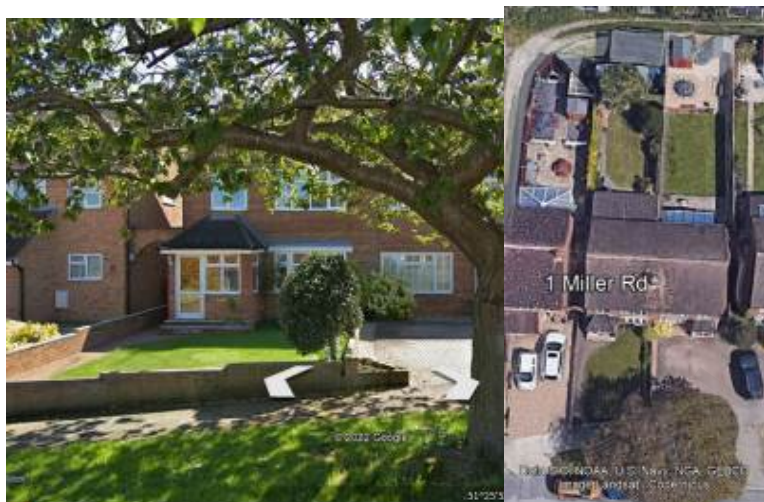
Application no:	20220131
Location	1 Miller Road Gravesend Kent DA12 4TP
Proposal:	Application for Lawful Development Certificate for proposed vehicle crossover
Applicant:	Miss Lisa Parker
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form received 08/02/2022;
- Site Location Map Received 20/04/2022;
- Existing/Proposed Plans Received 28/02/2022.

Property Type

The property comprises a semi detached house.



Material Consideration

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

Relevant Planning History

No relevant Planning history.

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

Class F - The provision within the curtilage of the dwellinghouse of hard surfaces incidental to the enjoyment of a dwellinghouse

Development consisting of -

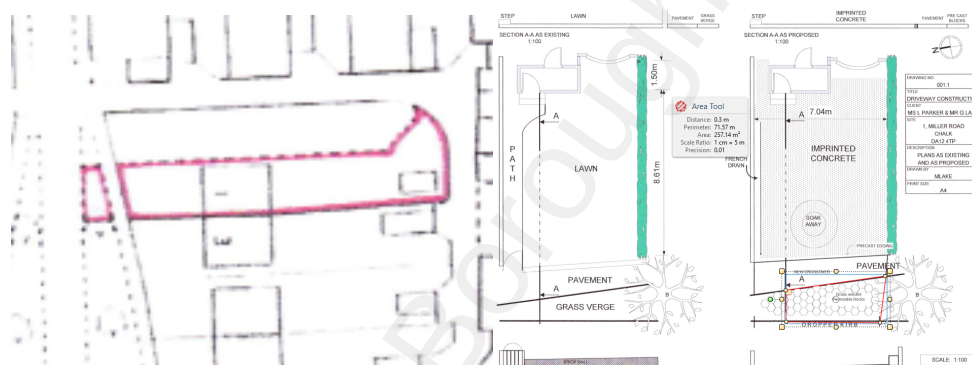
- (a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or
- (b) the replacement in whole or in part of such a surface.

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 M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	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	N – See conclusion

(b)	The area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,	N
	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 – Grass Seeded Permeable Blocks

Analysis

The proposed development will take place between land which is between a public footpath and the highway and is therefore contrary to Schedule 2 Part 1 Class F (a) of the Town and Country Planning (General Permitted Development (England) Order 2015 and concerns land which does not fall within the curtilage of the single family dwellinghouse.



Conclusion

The development works to form a vehicular access and hardstanding to this dwelling will involve the construction of a hardstanding in the form of permeable block paving across a grassed highway verge outside the curtilage of a single-family dwellinghouse. Such works do not fall within the scope of the permitted development provisions as prescribed by Article 3 of and Part 1 Class F (a) of Schedule 2 to the Town and Country Planning (General Permitted Development (England) Order 2015, as amended, and therefore planning permission is required .

Recommendation: **Refuse** Lawful Development Certificate

	Name/Signature	Date
Planning Officer		27/05/2022
Principal Planner/ Manager	Richard Hart	27 th May 2022