

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20251107
Location	32 Lewis Road Istead Rise Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate; Erection of a single storey outbuilding ancillary to the main dwelling.
Applicant:	Mr and Mrs Gareth and Hayley Nimmo
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form
1325.WD.14 A – Proposed Elevations and Floor Plan
1325.WD.14 – Existing Site Plan and Location Plan
1325.WD.16 – Proposed Site Plan

Superseded Plans:

~~1325.WD.14 – Proposed Elevations and Floor Plan~~

Property Type

The property comprises a two-storey, detached dwellinghouse. It is located in a Rural Settlement inset from the Green Belt.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20251108	Demolition of existing two storey detached dwelling known as No 32 and the erection of a replacement two storey dwelling and an additional two storey dwelling to be known as No 30.	Pending Consideration	
20190492	Erection of a three bedroom dwelling with associated works.	Refused	08.07.2019
20181215	Erection of a four bedroom dwelling with associated works.	Refused	05.03.2019
20180239	Erection of two chalet style bungalows with associated	Refused	17.05.2018

	access drive and fencing.		
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Officer Assessment

Permitted Developments Rights Restrictions

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

Class E - The provision within the curtilage of the dwellinghouse of –

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

E.1	Development is not permitted by Class E 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);	N
(b)	The total area of ground covered by building, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	N
(c)	Any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	N
(d)	The building would have more than a single storey;	N
(e)	The height of the building, enclosure or container would exceed – (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of dwellinghouse, or (iii) 3 metres in any other case;	N Flat roof, more than 2m from boundary. Height is 2.5m
(f)	The height of the eaves of the building would exceed 2.5 metres;	Y 2.5m
(g)	The building, enclosure, pool or container would be situated within the curtilage of a listed building;	N
(h)	It would include the construction or provision of a verandah, balcony or raised platform;	N
(i)	It relates to a dwelling or a microwave antenna; or	N
(j)	The capacity of the container would exceed 3,500 litres; or	N

(k)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N
E.2	In the case of any land within the curtilage of a dwellinghouse which is within – (a) An area of outstanding natural beauty; (b) the Broads; (c) a National Park; or (d) a World Heritage Site Development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.	N
E.3	In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.	N

1325.WD.14 A – Proposed Elevations and Floor Plan shows the outbuilding is to be used as a games room, gym and DIY workshop with WC facilities. Therefore, the outbuilding is considered incidental to the enjoyment of the dwellinghouse.

The proposed development complies with Schedule 2, Part 1, Class E 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 Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23 rd December 2025	Dated:	23 rd December 2025