



Delegated Report

Lawful Development Certificate (Proposed)

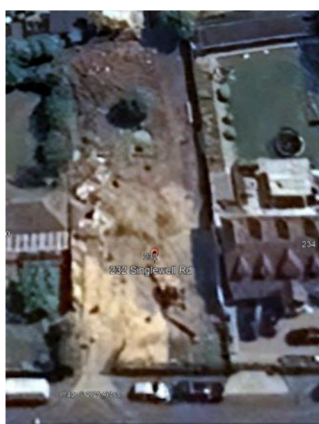
Application no:	20250679
Location	232 Singlewell Road Gravesend Kent DA11 7RE
Proposal:	Application for a Proposed Lawful Development Certificate for the erection of a single storey outbuilding.
Applicant:	Mr Singh
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form
- Drawing 001 Rev A (Existing/Proposed Block Plans and Site Location Map)
- Drawing 002 Rev B (Proposed Plans and Elevations)

Property Type

The application site currently comprises a building site in place of a demolished bungalow. Planning permission has been granted for the below detached chalet bungalow.



Proposed Front Elevation (West)

Material Consideration

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

Relevant Planning History

Reference	Description	Outcome	Decision Date
-----------	-------------	---------	---------------

20241153	Demolition of existing dwelling and erection of a 4-bed chalet bungalow.	Permitted	27.06.2025
----------	--	-----------	------------

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 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.

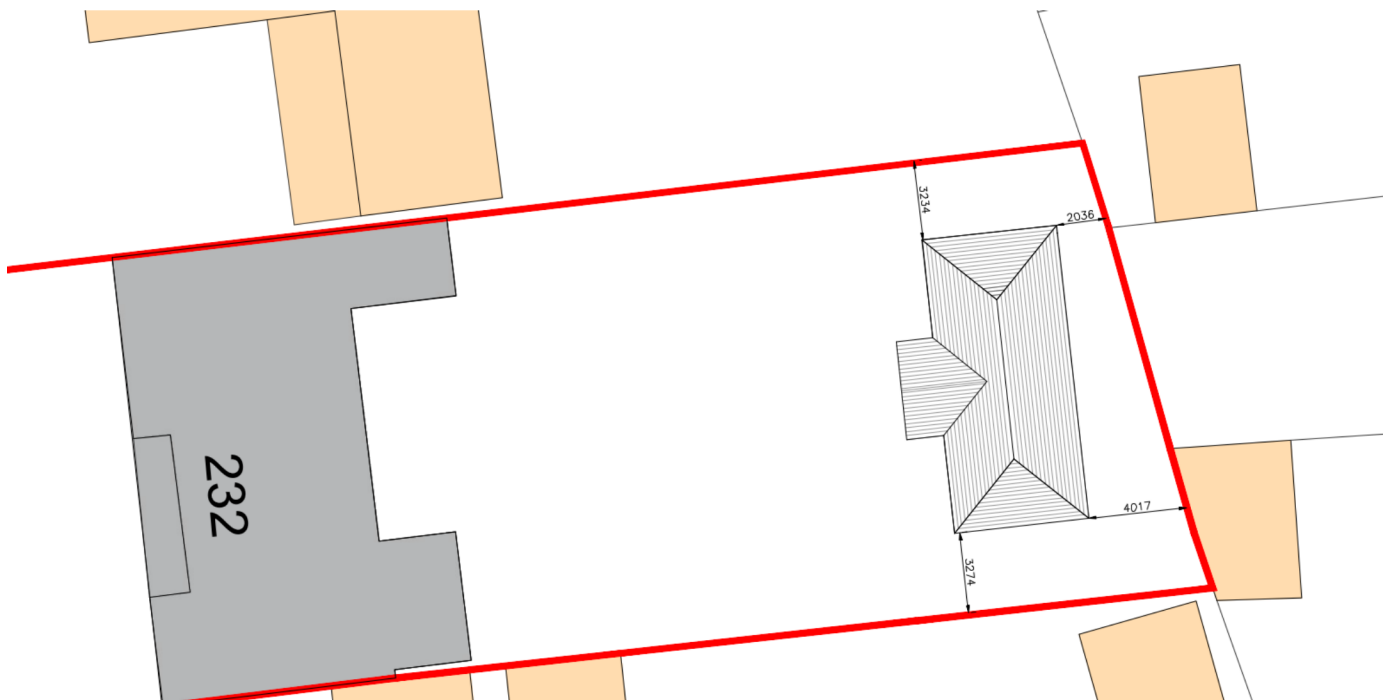
E.1	Development is not permitted by Class E if –	Y/N
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	The total area of ground covered by building, enclosures and containers within the 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 – 4m Max N N
(f)	The height of the eaves of the building would exceed 2.5 metres;	N
(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	N

(k)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N/A
E.2	In the case of any land within the curtilage of a dwellinghouse which is within – (a) An area of outstanding natural beauty; 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/A
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/A

Officer Analysis

Under Class E of the general permitted development order, an outbuilding can be erected without the benefit of planning permission subject to certain criteria being met. It is considered in this instance the proposed outbuilding complies with the requirements of the General Permitted Development Order 2015.

The proposed outbuilding will comprise a dual pitch roof but will be set away from the common boundaries by a minimum of 2.0m as shown on the below block plan.



Conclusion

The proposed erection of an outbuilding falls within Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015. A Lawful Development Certificate can be granted.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	21 August 2025	Dated:	22 August 2025