

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250682
Location	80 Abbey Road Gravesend Kent DA12 1RQ
Proposal:	Application for a Proposed Lawful Development Certificate; Installation of a vehicle crossover.
Applicant:	Mr Arron Heer
Site Visit	03 September 2025

Plans & Documents

Application form for a Lawful Development Certificate for a Proposed Use or Development;
Site location plan;
Proposed layout plan;
Block plan; and
Image showing existing dropped kerbs in Abbey Road.

Property Type

The property comprises of a mid-terraced, two storey dwelling with front and rear gardens.

Material Consideration

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

Relevant Planning History

None.

Officer Assessment

Permitted Developments Rights Restrictions at the application site

Article 2 (3) Land (AONB, Conservation Area)	No
Article 4 Direction	No
Permitted Development Rights Removed/Restricted	No

The following table assesses whether the existing hardstanding on the site frontage is permitted development.

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	
(b)	The area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,	Y
	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 (block paved with linear drain)

According to the above table, the existing hardstanding at the application site is permitted development under Part 1, Class F of Schedule 2 of the GPDO.

Part 2, Class B of Schedule 2 of the GPDO sets out that the circumstances where the formation of a means of access to a highway is permitted development. It reads as follows;

- 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).**

It should also be noted that Article 3(6) of the GPDO states;

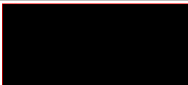
- (6) The permission granted by Schedule 2 does not, except in relation to development permitted by Classes A, B, D and E of Part 9 and Class A of Part 18 of that Schedule, authorise any development which requires or involves the formation, laying out or material widening of a means of access to an existing highway which is a trunk road or classified road, or creates an obstruction to the view of persons using any highway used by vehicular traffic, so as to be likely to cause danger to such persons.

In this instance, the proposed means of access would be required in connection with a development permitted under Part 1, Class F of Schedule 2 of the GPDO (i.e. the existing hardstanding in the front garden) and it would not be to a highway that is a trunk or classified road. Furthermore, the access would not create any obstruction to the view of persons using Abbey Road and would not cause danger to highway users.

Conclusion

The proposed vehicle crossover would be in line with Part 1, Class F and Part 2, Class B of Schedule 2 of the GPDO and planning permission would not be required. Therefore, the proposal would be permitted development and a lawful development certificate can be granted.

Recommendation: Grant Lawful Development

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	3rd September 2025	Dated:	05 September 2025