

Planning Admin,
Civic Centre,
Windmill Street,
Gravesend,
DA12 1AU

May 2022

Dear Sir/Madam,

Please find supporting cover letter / evidence to verify application for:

Application for a Certificate of Lawfulness for proposed new dropped kerb and creation of off- street parking area within front garden for car parking at: 1 Constable Road, DA11 8NL

This application is made via the Planning Portal.

Studio Charrette has been instructed to act on behalf of Sukhveer Kaur, **(the Applicant)**. This Application seeks a lawful development certificate for a proposed new dropped kerb access and the construction of a small area of the front garden for off street car parking provision, **(the Proposal)** at *No. 1 Constable Road, DA11 8NL* **(the Application Site)**. This document outlines the proposals compliance with Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) and Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended).

Please find attached the following information in support of this application:

- Application Form;
- Site Location Plan;
- Existing and Proposed Block Plans;
- Existing and Proposed Elevations;
- Existing and Proposed Plans;

The General Permitted Development Order was adopted in 2015 (2021 amended) and is relevant to the Proposals. This supporting statement will assess the Proposals against key policies of the General Permitted Development Order to try and demonstrate its compliance.

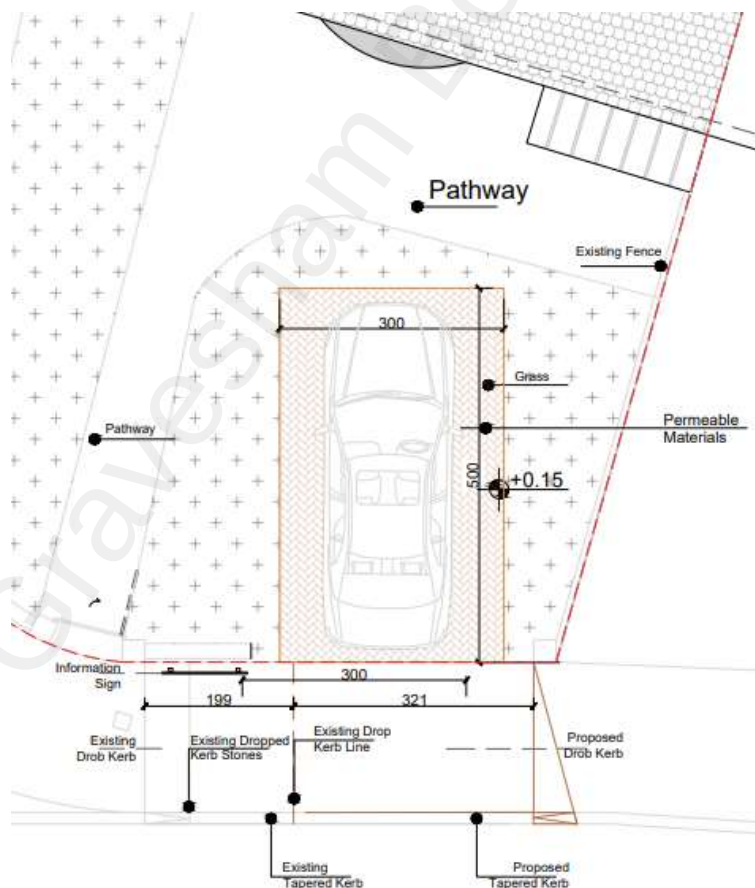
Site Context

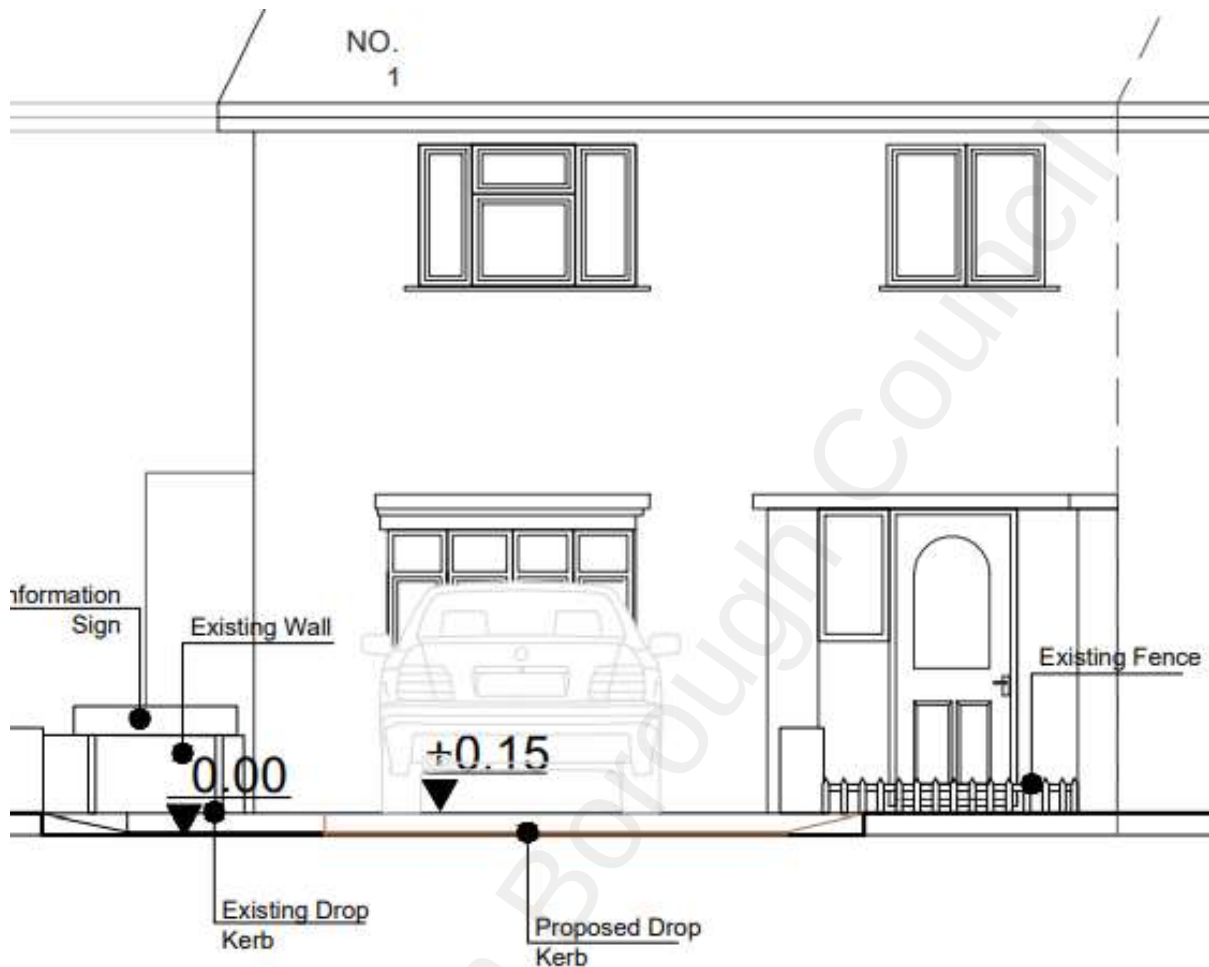
The application site is a two storey semi detached residential dwelling house located within a predominantly residential urban area. The property is located on the western side of Constable Road close to its junction with Landseer Avenue. The property has an existing front garden area which is laid to lawn and enclosed by a low level brick wall and existing footpath up towards the front entrance to the dwelling.

The Proposal

The Proposal involves the creation of a small area of off street car parking for one vehicle for the benefit of the applicant whom currently has to park on street in an unallocated space. There is an existing front boundary wall which will be partially removed to accommodate the proposed new vehicle access. The parking area would accommodate one vehicle and be constructed of permeable materials as detailed within the submitted drawings. To provide the vehicle access the kerb will be lowered.

The parking area will be constructed of permeable materials to allow adequate surface water to drain away appropriately into the existing soil and ground.





Accordance with General Permitted Development Order

Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) is recognised as the primary considerations for the decision of the proposed scheme to create the dropped kerb access to the drive. Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) is recognised as the primary considerations for the decision of the proposed scheme to create the drive for the parking area.

It is highly believed that the proposed works meet all necessary parameters and conditions of these classes. This is highlighted below.

The proposal meets all parameters and conditions of class B as:

- The application site is not located on a trunk road or a classified road.

- The access is required for a single dwelling.

The proposal meets all parameters and conditions of Class F as:

- It would be the creation of a hard surface incidental to the enjoyment of the dwelling house.
- It is located on land between a wall forming the principal elevation of the dwelling house and a highway.
- It is constructed of porous materials.

Site photographs





Conclusion

Overall, it is considered that the Proposal is fully compliant with the GPDO. We therefore see no reason for the council to withhold our request for a Certificate of Lawfulness in relation to the proposed scheme and kindly request for a timely decision to be made, in line with guidance of the National Planning Policy Framework. Should for whatever reason, the associated scheme not be deemed as Permitted Development, we would welcome the opportunity to discuss any issues with the designated case officer and be given an opportunity to submit a household planning application prior to any decision notice.

If any further information is required to assist in the council's decision of the proposed scheme and associated application, please do not hesitate to contact Studio Charrette directly who will be more than happy to accommodate any reasonable request.

Thank you,

Kind regards,

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