



planning.general@gravesham.gov.uk / 01474 33 73 91
Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Carl

Surname

Robbins

Company Name

Address

Address line 1

40 Cambria Crescent

Address line 2

Address line 3

Town/City

Gravesend

County

Country

GB

Postcode

Da124nh

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal relates to the alteration and enlargement of an existing detached domestic garage located within the residential curtilage of the dwellinghouse.

The works comprise the retention of the existing boundary wall forming part of the current garage structure, demolition and replacement of the remaining garage walls, and construction of an enlarged garage building. The width of the garage will increase from 3.3 metres to 4.3 metres. The overall height of the dual pitched roof will increase to 4 metres at the ridge; from a previous height of 3.5 metres for the existing dual pitched roof..

The enlarged garage will remain in the same position as the existing structure and will continue to be used solely for purposes incidental to the enjoyment of the dwellinghouse, including domestic storage, secure pedal cycle storage, and parking.

The proposed increase in width will improve the practical usability of the garage for modern domestic vehicles, which are generally wider than older vehicle models, a matter recognised within local planning policy and design guidance. The proposal will also provide improved secure storage facilities for pedal cycles in support of sustainable transport objectives.

No new vehicular or pedestrian access is proposed. The existing access arrangements to the property will remain unchanged. No new street layout or highway works are proposed.

Existing hardstanding areas serving the garage will remain in use and no significant additional hard surfacing is proposed as part of the development.

Existing boundary treatments and means of enclosure will remain unchanged, including the retained boundary wall incorporated within the garage structure.

Surface water drainage will continue to discharge via existing drainage arrangements associated with the property, with rainwater goods to be connected into the existing drainage system where required.

The precise siting, dimensions, footprint, and height of the proposed enlarged garage are shown on the accompanying existing and proposed plans .

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing detached garage is lawful as it has been in continuous use as a domestic outbuilding incidental to the enjoyment of the dwellinghouse. The building has existed on the site since 1998 and has been used solely for purposes ancillary to the main residential property, including storage and domestic use.

The proposal relates to the alteration and enlargement of the existing lawful garage structure. The works do not involve any change of use, creation of a separate dwelling, or commercial activity. The garage will remain ancillary to the residential use of the property.

Accordingly, the existing building is considered lawful under 19980018 from Gravesham Borough Council and the proposed operational development is considered lawful under permitted development rights.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Previous 19980018 permission
Proposed Ground Floor Plans

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposal relates to the alteration and enlargement of an existing lawful detached garage. The existing boundary wall forming part of the garage structure is to remain in situ, with works limited to replacement and extension of the remaining walls and roof structure. The enlarged garage will remain incidental to the enjoyment of the dwellinghouse and ancillary to its use.

The proposal will not result in development exceeding 50% of the total area of land surrounding the original dwellinghouse and therefore complies with the relevant limitations and conditions of permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Leigh Robbins

Date

27/05/2026