

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260794
Location	The Hollies White Post Lane Cobham Gravesend
Proposal:	Application for a Proposed Lawful Development Certificate; Erection of a porch.
Applicant:	Mr & Mrs James & Rebecca Carslaw
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form;
Supplementary Information – LDC Statement;
Drawing No. 1093-EX01 – Ground Floor Plan – Existing;
Drawing No. 1093-EX02 – First Floor Plan – Existing;
Drawing No. 1093-EX03 – Roof Plan – Existing;
Drawing No. 1093-EX04 – Front and Rear Elevation – Existing;
Drawing No. 1093-EX05 – Side Elevations – Existing;
Drawing No. 1093-PD01 – Floor Plan – Proposed;
Drawing No. 1093-PD02 – Roof Plan – Proposed;
Drawing No. 1093-PD04 – Porch Elevations and Front Elevation – Proposed;
Drawing No. 1093-PD05 – Side Elevations – Proposed; and
Drawing No. 1093-PD1250 – OS Plan and Block Plan – Existing and Proposed.

Property Type

The application property is a two storey detached dwellinghouse.

Material Consideration

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

Relevant Planning History

No relevant history.

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	Not in relation to this proposal

Class D - The erection or construction of a porch outside any external door of a dwellinghouse.

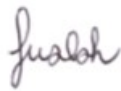
D.1	Development is not permitted by Class D if -	Y/N
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)	N/A
(b)	The ground area (measured externally) of the structure would exceed 3 square metres	N <3.00sqm
(c)	Any part of the structure would be more than 3 metres above ground level;	N 3.00m
(d)	Any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; or	N
(e)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N

Conclusion

The proposal complies with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed development complies with **Schedule 2, Part 1, Class D 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 Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	24th September 2026	Dated:	25 September 2026