



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250204
Location	30 Oaklands Road Northfleet Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate; erection of front porch.
Applicant:	Mr Kulwinder More
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 05/03/2025;
Site Location Plan;
Block Plan – Proposed:
Drawing Number 01 (Ground Floor Plan – Existing);
Drawing Number 02 (Elevations – Existing);
Drawing Number 03 (Sections – Existing and Proposed);
Drawing Number 04 (Ground Floor Plan – Proposed); and
Drawing Number 05 (Elevations – Proposed).

Property Type

30 Oaklands Road is a two storey semi-detached dwellinghouse.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20221012	Erection of a Single Storey Shower Room at rear	Permitted	18.11.2022
19780793	Erection of a single storey extension at the rear to provide an enlarged kitchen dining room	Permitted	02.10.1978

Officer Assessment

Permitted Developments Rights Restrictions

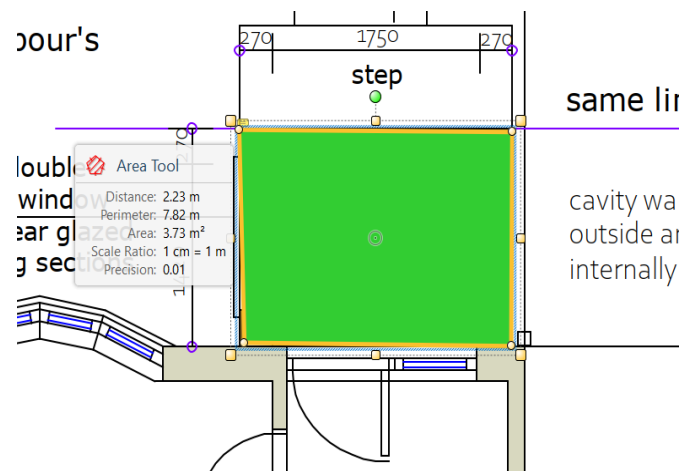
Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

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

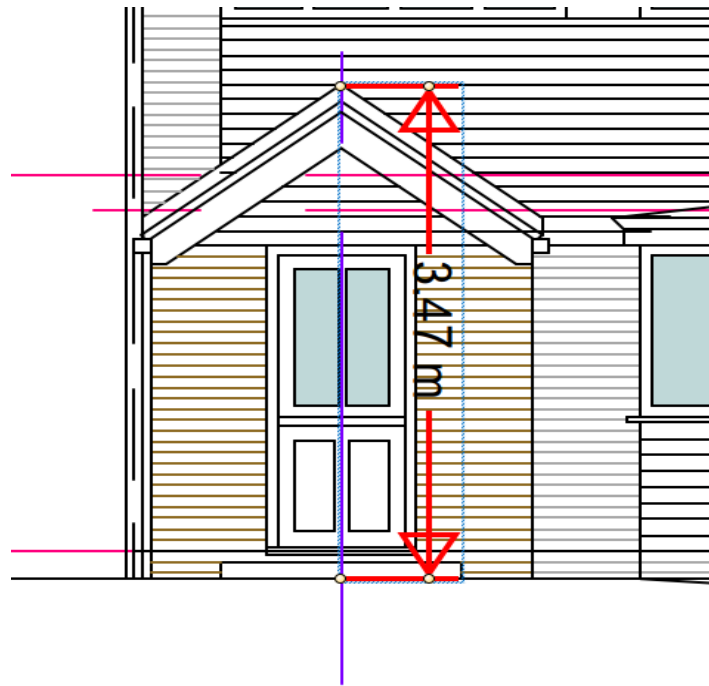
D.1	Development is not permitted by Class D if -	Y/N
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	N
(b)	The ground area (measured externally) of the structure would exceed 3 square metres	Y 3.73sqm
(c)	Any part of the structure would be more than 3 metres above ground level; or	Y 3.47m
(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

Analysis

As shown below, the proposed porch would exceed the 3 sqm ground area limit as set out by D.1 (b):



As set out below, the proposed porch would also exceed the 3m height limit as set out by D.1 (c):



Conclusion

Under Class D.1(b) the proposed porch would have a ground area greater than 3.00m and under Class D.2(c) would have a height greater than 3m. Therefore, the proposed development fails to comply with **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**, and the **LAWFUL DEVELOPMENT CERTIFICATE is REFUSED**.

Recommendation: Refuse Lawful Development Certificate

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	<i>F Walsh</i>
Dated:	29th April 2025	Dated:	01 May 2025