

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250591
Location	27 St Chads Drive Gravesend Kent DA12 4EL
Proposal:	Application for a Proposed Lawful Development Certificate for creation of a dropped kerb.
Applicant:	Mr Michael Williams
Site Visit	N/A Desktop Assessment

Preliminary Matters

During the assessment of the application, it was noted that further information was required to ensure that the existing hardstanding area was permeable and no land level changes were to be carried out. On 07.08.25 the applicant confirmed by telephone and email that the hardstanding area is permeable and that there would be no land level changes.

Plans & Documents

Application Form;
Front Layout Plan;
Site Location Plan; and
Block Plan.

Property Type

27 St Chads Drive is a two storey semi-detached property.

Material Consideration

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

Relevant Planning History

No relevant history.

Officer Assessment

In order to be permitted development, the proposal needs to comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Permitted Developments Rights and Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N
Would the works involve an engineering operation?	N
Is the road a trunk road or a classified road?	N
Is the hardstanding area existing?	Y

It is noted that there is an existing hardstanding area within the property frontage. This must comply with the requirements of the Town and Country Planning (General Permitted Development) (GPDO) (England) Order 2015 (as amended) in order for the development to be considered Lawful. This assessment shall be made below.

Google Image**Schedule 2, Part 2, Class B – means of access to a highway****Permitted Development**

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).

In the case of this application, St Chads Drive is not a trunk road or a classified road and the means of access to a highway is required in connection with a hardstanding area. The hardstanding area is existing and consists of block paving as per the plan provided. As such, it stands to be assessed whether the hardstanding accords with the specifications of the GPDO 2015 (as amended).

Schedule 2, Part 1, Class F – 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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); or	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	(Y)
(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 as confirmed in writing

Conclusion

As established in the above assessment, the access is required in connection with a hardstanding area. The existing area of hardstanding complies with the GPDO (2015) (as amended) and therefore the proposed access is Lawful, and a Certificate should be Granted.

The proposed development complies with Schedule 2, Part 2, Class B and Schedule 2, Part 1, Class F 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:	Richard Hart
Signed:		Signed:	
Dated:	7th August 2025	Dated:	8 th August 2025