

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20231198
Location	9 St James's Place Lennox Road Gravesend Kent
Proposal:	Application for a Lawful Development Certificate for a proposed formation of ramped access from the rear elevation to the rear patio for wheelchair use.
Applicant:	Mr Thomas
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 27/11/2023;
Drawing Number (07)001 (Site Layout Plan – Existing and Proposed);
Drawing Number (07)002 (Site Location Plan and Block Plan); and
Drawing Number (07)003 (Section Plan – Existing and Proposed).

Property Type

9 St James's Place Lennox Road is a block of self-contained residential flats.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20060857	Demolition of existing dwelling and erection of a two storey building with habitable roofspace to provide five two bedroom self contained flats with associated parking and amenity space.	Permitted	04.12.2006

Officer Assessment

The application seeks a Lawful Development Certificate for the formation of ramped access from the rear elevation to the rear patio for wheelchair use.

The proposed development does not meet the criteria found within the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. This is because there are no permitted development rights for the instillation of raised platforms to buildings of multiple dwellings.

As such, the application for a Lawful Development Certificate for the formation of ramped access from the rear elevation to the rear patio is not considered to be permitted development.

Conclusion

The application for a Lawful Development Certificate for the formation of ramped access from the rear elevation to the rear patio for wheelchair use fails to comply with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as no permitted development rights for raised platforms to buildings of multiple dwellings exist. As such a lawful development certificate cannot be issued.

The LAWFUL DEVELOPMENT CERTIFICATE should be REFUSED.

Recommendation: <u>Refuse</u> Lawful Development Certificate

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	5 th February 2024	Dated:	5th February 2024