

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250675
Location	2 Lanes Avenue Northfleet Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate for erection of a front porch.
Applicant:	Mr & Mrs Vilciu
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form;
OS Plan;
Drawing No. 01 – Site Location Plan and Block Plan – Proposed;
Drawing No. 02 – Floor Plans, Elevations and Section – Existing; and
Drawing No. 03 – Floor Plans, Elevations and Section – Proposed.

Property Type

2 Lanes Avenue is a two storey terraced property.

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	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
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(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
(b)	The ground area (measured externally) of the structure would exceed 3 square metres	N 2.99sqm
(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 >2.00m to the highway
(e)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N

Conclusion

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:		Signed:	
Dated:	14th August 2025	Dated:	15 August 2025