



DESIGN & ACCESS STATEMENT

**Driveway & Garage to 31 Manor Road,
Sole Street, Cobham, Gravesend, DA13 7HG**

September 2025

Introduction

This application is for a Lawful Development Certificate for the erection of an open fronted double garage and for the laying of a new access drive under Permitted Development Rights at no. 31 Manor Road, Sole Street, Cobham.

The client wishes to park all vehicles in connection with no. 31 on land to the rear of the existing dwelling. The existing garage is no longer used for the parking of motor vehicles & the new open fronted garage and driveway will enable the vehicles used by the occupants of no. 31 to be parked in a location which is well away from the area in front of the dwelling where vehicles are currently being parked.

The ground is generally level and there will be no excavations greater than 300mm deep. The existing footpath cross-over is to be retained.

Permitted Development Rights

Reference is made to Technical Guidance dated September 2019

Guidance

Comment

Class E – Buildings etc

Any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure ... the rules allow, subjects to the conditions & limitations below, a large range of other buildings on land surrounding a house. Examples could include common buildings such as garden sheds, other storage buildings, garages & garden decking as long as they can be properly described as having a purpose incidental to the enjoyment of the house.

The proposed garage complies with this description

Not permitted if;

E.1 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 (change of use). Does not apply

E.1 b) The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).	Does not exceed 50% of curtilage
E.1 c) Any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.	No part situated in front of original dwelling
E.1 d) The building would have more than a single storey.	Building is single storey
E.1 e) The height of the building, enclosure or container would exceed ... 4 metres in the case of a building with a dual-pitched roof.	Dual pitch roof max 4m high
E.1 f) The height of the eaves of the building would exceed 2.5 metres.	Eaves height less than 2.5m
E.1 g) The building, enclosure, pool or container would be situated within the curtilage of a listed building.	Does not apply
E.1 h) It would include the construction or provision of a verandah, balcony or raised platform.	Does not apply
E.1 i) It relates to a dwelling or a microwave antenna.	Not an extension
E.2 In the case of any land within the curtilage of the dwellinghouse which is within - (a) (b) (c) (d) a World Heritage Site, a National Park, an area of outstanding natural beauty or the Broads.	Does not apply
E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.	Does not apply
E.4 For the purposes of Class E, "purpose incidental to the enjoyment of the dwellinghouse as such" includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.	To be used for the parking of motor vehicles for the occupants of no. 31

Class F – Hard surfaces

The provision of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such.	The proposed private drive complies with this description
F.1 Development is not permitted by Class F if 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 (change of use).	Does not apply

F.2 Subject to the condition that where - the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

The whole drive will be made of porous materials, either gravel or permeable block paving

Site Context



No.31 Manor Road