



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260006
Location	5 Dorchester Road Gravesend Kent DA12 5QU
Proposal:	Application for a Proposed Lawful Development Certificate; Installation of a dropped kerb.
Applicant:	Miss Keely South
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form
- Site Location Map
- Block Plan

Property Type

The property comprises a two storey mid terrace house in use as a single-family dwelling.



Material Consideration

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

Relevant Planning History

No relevant planning 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

Material Consideration

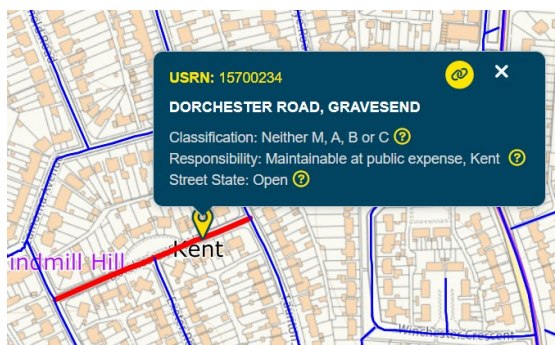
Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Officer Assessment

The purpose of this assessment is to ascertain whether the installation of a dropped kerb is lawful and therefore Class B of Part 2 to Schedule 2 of the GPDO (2015) (as amended) is applicable as is Class F of Part 1 Schedule 2 of the GPDO (2015) (as amended).

B. 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).

Whilst Dorchester Road is not a Trunk Road nor a Classified Road, the above states that in order for the proposal to be compliant there must be works taking place to the surface. E.g. resurface/drainage. In this instance the applicant has advised that grills would be installed on the drive, however these would not be aco channel drains.



Class F states:

where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part)

However It is important to note that the raised platform is already in situ and there is no development required in connection.

Section 55 of the Town and Country Planning Act 1990 defines the meaning of “development” and “new development” as:

The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

(b) the carrying out on land within the boundaries of a road by a highway authority of any works required for the maintenance or improvement of the road but, in the case of any such works which are not exclusively for the maintenance of the road, not including any works which may have significant adverse effects on the environment];

The application site currently has a raised platform in place already which would serve the proposed access and is development in its own right, therefore it does not meet Class F.



Conclusion

The proposal does not constitute permitted development under Schedule 2 Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the driveway constitutes development under section 55 of the Town and Country Planning Act 1990.

Recommendation: Refuse Lawful Development Certificate

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	26.02.2026	Dated:	2 nd March 2026