



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250696
Location	39 Ascot Road Gravesend Kent DA12 5AL
Proposal:	Application for a Proposed Lawful Development Certificate; Installation of a dropped kerb.
Applicant:	Sarah Bilton
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form
- Site Location Map
- Proposed Block Plan
- Existing Block Plan

Property Type

The property comprises a two storey end of terrace house.



Material Consideration

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

Relevant Planning History

No relevant planning history.

Officer Assessment

The purpose of this assessment is to ascertain whether the creation of a vehicular access 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).

Class B of Part 2 to Schedule 2 of the General permitted Development Order states that development is permitted providing:

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).

Ascot Road, is not a Trunk Road nor a Classified Road and therefore satisfies Class B of Part 2 to Schedule 2 of the General permitted Development Order.



The above also 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).

Therefore the submission will also be assessed Class F of the Schedule 2 Part 1 of the GPDO.

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

Class F - The provision within the curtilage of the dwellinghouse of 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 M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	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 – See Officer Analysis

Officer Analysis

Schedule 2, Part 1, Class F.2(b) of the Town and Country (General Permitted Development) (England) Order 2015 requires the hard surface to be 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. The application site currently does not have a hardstanding in situ however the application form states that the proposed driveway will be constructed using a SUDS compliant resin which satisfies the above.

Grounds for Application**Information about the existing use(s)**

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Existing use of front garden is a lawned garden with shrubs near house. I am keeping shrubs in front of house for aesthetics and eco reasons and want to build SUDS compliant resin bound driveway for safer and easier access to house. Road is sometimes a fast and busy road and I want safer access for my son and dog and me and the car to be safer and more secure.
 please grant permission for driveway and dropped kerb which will be 5-6 metres wide and 1.5 metres deep please

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application



Conclusion

The proposed development complies with Schedule 2, Part 1, Class F and Class B of Part 2 to Schedule 2 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 Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	10 th September 2025	Dated:	10 th September 2025