

LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

23 St John's Road,

Gravesend,

DA12 2SB

Planning Statement

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1. Introduction

This statement is submitted in support of an application for a Lawful Development Certificate (Proposed Use) for an outbuilding at 23 St John's Road, Gravesend, DA12 2SB. The outbuilding will be constructed in accordance with the criteria set out under Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal is to construct an outbuilding with a maximum height of 2500mm, ensuring full compliance with Permitted Development (PD) rights.

2. Site and Proposal

The property at 23 St John's Road, Gravesend, DA12 2SB, is a residential dwelling with an existing outbuilding that currently measures 2750mm in height. To comply with PD requirements, the proposal seeks to reduce the height to 2500mm.

The outbuilding is intended for incidental residential use, such as storage, a home office, gym, or other non-habitable purposes. The structure will remain ancillary to the main dwelling and will not be used as a separate self-contained unit.

The property features an original garden area of 47 sqm. The existing/proposed garden area, after construction, will be 29.5 sqm, utilising less than 50% of the total garden area.

3. Compliance with Permitted Development Criteria

The proposed outbuilding complies with Class E of Part 1, Schedule 2 of the GPDO 2015 (as amended) as follows:

- The outbuilding is within the curtilage of the dwellinghouse and used for purposes incidental to the main dwelling.
- The maximum height of the outbuilding will not exceed 2500mm, as required for structures within 2 metres of a boundary.
- The structure will not be forward of the principal elevation of the dwelling.
- The property is not within a designated area, such as a Conservation Area, National Park, or Area of Outstanding Natural Beauty (AONB).
- The outbuilding will not be used as a separate dwelling and will remain incidental to the main house.
- The total area covered by the outbuilding does not exceed 50% of the garden area.

Given that the proposal fully adheres to Permitted Development rights, it qualifies for a Lawful Development Certificate for Proposed Use.

4. Justification for the Application

This application seeks confirmation that the proposed reduction in height brings the outbuilding into compliance with Permitted Development regulations, removing any requirement for express planning permission. The Lawful Development Certificate (Proposed Use) is sought to provide formal confirmation of the outbuilding's compliance with planning legislation.

5. Conclusion

The proposal to reduce the height of the outbuilding to 2500mm ensures that it fully complies with the General Permitted Development Order (GPDO) 2015. Given that the revised structure meets all relevant Permitted Development criteria, a Lawful Development Certificate (Proposed Use) should be granted.