

Supporting Statement

**64 South Hill Road, Gravesend, Kent,
DA12 1JZ**

Existing Lawful Development Certificate for
hard standing in front of the dwelling to be
used for parking



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For: Verifone UK Ltd

Project reference: PR4638

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1 Introduction

- 1.1 This Supporting Statement has been submitted in support of an application for the following development at 64 South Hill Road, Gravesend, Kent, DA12 1JZ (hereafter referred to as 'the Site'):

Existing Lawful Development Certificate for hard standing in front of the dwelling to be used for parking

- 1.2 The proposed development affects the following Land Registry title(s):

Title Number	Description	Owner
K196497	64 SOUTH HILL ROAD, GRAVESEND DA12 1JZ	The Applicant.

- 1.3 The application is accompanied by the following plans and documents:

- 4638.ON – Planning Statement
- 4638 – 01 Site Location Plan
- 4638 – 02 Existing Block Plan
- 4638 – 03 Google Street View October 2008
- 4638 – 04 Google Street View April 2012
- 4638 – 05 Google Street View May 2014
- 4638 – 06 Google Street View May 2018
- 4638 – 07 Google aerial view photo March 2020
- 4638 – 08 Google aerial view photo April 2020

2 Site Context

- 2.1 The 179m² Site is situated on the north side of South Hill Road and comprises a mid-terraced dwelling.
- 2.2 The principal elevation comprises a two-storey terraced dwelling with a flat roof form. The ground floor is constructed in light buff brick and incorporates a recessed entrance door to the left-hand side, accessed via a small covered area beneath the first-floor structure. To the east of the entrance is an integrated single garage with a white up-and-over garage door.
- 2.3 Above the ground floor is a projecting first-floor level finished in white render, which includes two large, white-framed windows facing the street. A balcony extends across the width of the first floor, enclosed by a white-painted horizontal balustrade.
- 2.4 To the front of the dwelling is a driveway providing off-street parking, surfaced in a mix of paving and hardstanding, which leads directly to the garage.
- 2.5 The Site is built into a large drop-off, meaning the rear of the dwelling extends three storeys, whilst the front only shows two of said storeys. The garden is adjacent to the lowest floor and extends some 16m from the original rear wall.
- 2.6 In a wider context, the Site forms part of the town of Gravesend, which comprises various amenities including schools, restaurants and hotels. There is also a train station that provides access to Greater London and subsequently, the wider country.
- 2.7 This Site is the subject of the following planning constraints and characteristics:
- Flood Zone 1.
 - Windmill Hill Conservation Area.

3 Relevant History

- 3.1 It is understood that there is no relevant planning history for the Site.

4 Supporting Evidence

- 4.1 The evidence in support of this application, which accompanies this statement, is as follows:

Document	Description	Date
01	Site Location Plan	09/04/2026
02	Existing Block Plan	09/04/2026
03	Google Street View of the Site.	October 2008.
04	Google Street View of the Site.	April 2012.
05	Google Street View of the Site.	May 2014.
06	Google Street View of the Site.	May 2018.
07	Google Earth Aerial View	March 2020
08	Google Earth Aerial View	April 2020
09	Applicant Letter of Declaration	02/04/2026

5 Test of The Evidence

- 5.1 The Applicant can confirm that the hardstanding adjacent to the dwelling, which historically has been used for parking, has existed at the Site for more than 4 years before the 25th of April 2024. There is no doubt that the hardstanding, as it exists, is evident in documents 03 through 06, which clearly show the hardstanding in existence from at least October 2008.
- 5.2 Moreover, the Applicant contests that they have also been using the raised kerb to access the wider hardstanding. This is evident in the aerial imagery of the Site (documents 7 and 8), which shows two cars parked at the Site.
- 5.3 The Applicant has provided written confirmation that this is the case, and has been for the entirety of their tenure at the Site, which exceeds 10 years. Additionally, as part of the letter of declaration, the Applicant's neighbour (63 South Hill Road) has lived at the dwelling since 1988, and confirms that the hardstanding has been in situ since then.
- 5.4 There has been no material change in the use of the land or dwelling, as evidenced by the lack of planning history. The Applicant contests that the concrete has likely existed since the erection of the dwelling itself. Moreover, the hardstanding, which was a small patch of grass when the dwellings were erected in the 1960s, has existed for well over 35 years. Nevertheless, the Applicant wishes to confirm this via an existing Lawful Development Certificate (LDC).
- 5.5 It is noted that the onus rests upon the Applicant to provide sufficient evidence to support an application of this nature, which has been provided and is listed above. However, Planning Practice Guidance (PPG) also makes clear that a Local Planning Authority (LPA) needs to cooperate with an Applicant who is seeking information that the Authority may hold about the planning status of the land.
- 5.6 The Applicant is not aware of any evidence held by the LPA that would contradict or otherwise make the Applicant's version of events less than probable; hence, there is no good reason to refuse the application. In accordance with the PPG, the Applicant wishes to be made aware of any evidence that the Council considers is contradictory to the evidence provided by the Applicant, to enable the Applicant the opportunity to comment on it and possibly produce counterevidence.

- 5.7 Therefore, the Applicant considers that the subject hardstanding is lawful by virtue of its existence for more than four years before the 25th of April 2024, and respectfully requests that the LDC is granted.

6 Conclusion

- 6.1 For all these reasons, it is considered that, based on the precise and unambiguous nature of the evidence submitted by the Applicant, and on the balance of probability, the operations as set out in this application in connection with the identified land are now lawful, and the Council is respectfully requested to grant a Certificate of Lawful Development.