



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260459
Location	110 Astra Drive Gravesend Kent DA12 4QE
Proposal:	Application for a Proposed Lawful Development Certificate; relocation of existing front entrance door and infilling of former doorway opening.
Applicant:	Ms Angela Hatch
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form
- Drawing 001 REV A (Existing and Proposed Block Plans and Location Map)
- Drawing 002 REV A (Existing and Proposed Ground Floor Plans)
- Drawing 003 REV A (Existing and Proposed Front Elevations)

Property Type

The property comprises

Material Consideration

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

Relevant Planning History

Reference	Description	Outcome	Decision Date
19820169	Erection of single storey side extension to form porch and shower room single storey rear extension to form enlarged kitchen and enlarged lounge	Permitted	14.05.1982

Officer Assessment

Permitted Developments Rights Restrictions

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



Officer Analysis

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows for alterations and improvements to a dwellinghouse subject to conditions.

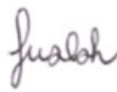
Insertion of new windows and doors that are of a similar appearance to those used in the construction of the house are permitted development provided there are no constraints or removal of permitted development rights.

110 Astra Drive is not a listed building, subject to an Article 4 direction, nor in a conservation area. It is noted that the current front door is located on an extension which was permitted under reference 19820169. This extension was not subject to any conditions which prohibit alterations to the entrance door. The proposed alteration is therefore permitted development.

Conclusion

The proposed development complies with Schedule 2, Part 1, Class A of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and the LAWFUL DEVELOPMENT CERTIFICATE is GRANTED.

Recommendation: <u>Grant</u> Lawful Development Certificate
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Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	24.06.2026	Dated:	25 June 2026