

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20240625
Location	21 Fleet Road Northfleet Gravesend Kent
Proposal:	Application for a Lawful Development Certificate in respect of the conversion of the garage into living room.
Applicant:	Mr J Singh
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 11/07/2024;
Drawing Number S03 (Elevations – Existing);
Block Plan – Existing and OS Plan;
Front Elevation and Floor Plan – Proposed; and
Floor Plans – Existing.

Property Type

21 Fleet Road is a two storey semi-detached dwellinghouse.

Material Consideration

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

Relevant Planning History

Reference	Description	Outcome	Decision Date
TH3/63/374	Residential Development	Permitted	

Officer Assessment

Permitted Developments Rights Restrictions

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

Condition (iii) of planning permission reference number TH3/63/374, for residential development includes a condition which states the following:

“(iii) the details submitted in pursuance of condition (i) shall show adequate land to the satisfaction of the Local Planning Authority reserved for the parking or garaging of one car per dwelling unit and, upon approval of the details, no permanent development, whether permitted by the Town and Country Planning General Development Order, 1963, or not, shall be carried out on the land so shown, other than the erection of a private garage or garages or in such a position as to preclude vehicular access to this reserved car parking space;”

Therefore planning permission is required to convert the garage the garage into a habitable room.

Conclusion

The permitted development rights were removed by the Local Planning Authority under application TH3/63/374 which states permission must be sought for the conversion of the garage. As such the proposal fails to comply with the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore planning permission is required from the Local Planning Authority for the conversion of this garage.

Recommendation: Refuse Lawful Development Certificate

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	8th October 2024	Dated:	8th October 2024