

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250836
Location	26 And 28 Cambria Crescent Gravesend Kent DA12 4NH
Proposal:	Application for a Proposed Lawful Development Certificate; widening of existing dropped kerbs.
Applicant:	Mr Ron Hook
Site Visit	N/A Desktop Assessment

Preliminary Matters

The applicant was contacted during the course of the application to confirm whether the existing driveway/hardstanding area was porous. The applicant confirmed in writing that the hardstanding area for both properties is permeable.

Plans & Documents

Application Form;
Site Location Plan; and
Front Layout Plan.

Property Type

26 and 28 Cambria Crescent are two storey semi-detached properties.

Material Consideration

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

Relevant Planning History

26 Cambria Crescent

Reference	Description	Decision	Decision Date
20160242	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope and conversion of roof space into a habitable room.	Certificate Granted	18.05.2016

28 Cambria Crescent

Reference	Description	Decision	Decision Date
19940075	AMENDED DESCRIPTION Erection of a single storey rear extension to form a living room and a front porch.	Permitted	05.05.1994

Officer Assessment

In order to be permitted development, the proposal needs to comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This assessment is made below.

Permitted Developments Rights and Restrictions

Article 2 (3) Land (AONB, Conservation Area)	26 -N 28 -N
Article 4 Direction	26 -N 28 -N
Permitted Development Rights Removed/Restricted	26 -N 28 -N
Would the works involve an engineering operation?	26 -N 28 -N
Is the road a trunk road or a classified road?	26 -N 28 -N
Is the hardstanding area existing?	26 -Y 28 -Y

It is noted that there is an existing hardstanding area in both of the property frontages. This must comply with the requirements of the Town and Country Planning (General Permitted Development) (GPDO) (England) Order 2015 (as amended) in order for the development to be considered Lawful. This assessment shall be made below.

Schedule 2, Part 2, Class B – means of access to a highway**Permitted Development**

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).

In the case of this application, Cambria Crescent is not a trunk road or a classified road and the means of access to a highway is required in connection with an existing hardstanding area. As such, it stands to be assessed whether the hardstanding area accords with the specifications of the GPDO 2015 (as amended).

Schedule 2, Part 1, Class F – 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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); or	26 -N 28 -N
(b)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	26 -N 28 -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	26 (Y) 28 (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)

Conclusion

As established in the above assessment, the extended access is required in connection with the existing hardstanding area. The hardstanding area complies with the GPDO (2015) (as amended) and therefore the proposed access is Lawful and a Certificate should be Granted.

The proposed development complies with Schedule 2, Part 2, Class B and Schedule 2, Part 1, Class F 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 Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	15th October 2025	Dated:	20th October 2025