

Proposed dropped kerb

32 Ingoldsby Road, Gravesend, DA12 2LQ

Planning Statement/ Covering Letter

Gravesham Borough Council
Civic Centre,
Windmill Street,
Gravesend,
DA12 1AU

11th December 2025

SUBMITTED VIA PLANNING PORTAL

Dear Sir/ Madam

Planning Portal Reference PP-14560259

Studio Charrette is pleased to submit this application for a Lawful Development Certificate on behalf of Glen Hayes.

The purpose of this application is to demonstrate that the proposed dropped kerb at 32 Ingoldsby Road, Gravesend, DA12 2LQ would be lawful for planning purposes under section 192 of the Town and Country Planning Act 1990.

The application is supported by the following documents:

- Application form
- Correct fee
- Cover letter (this document)
- Site location plan
- Existing and proposed plans

The remainder of this covering letter provides an overview of the site and the proposed development and demonstrates conformity with the Town and Country Planning (General Permitted Development) Order.

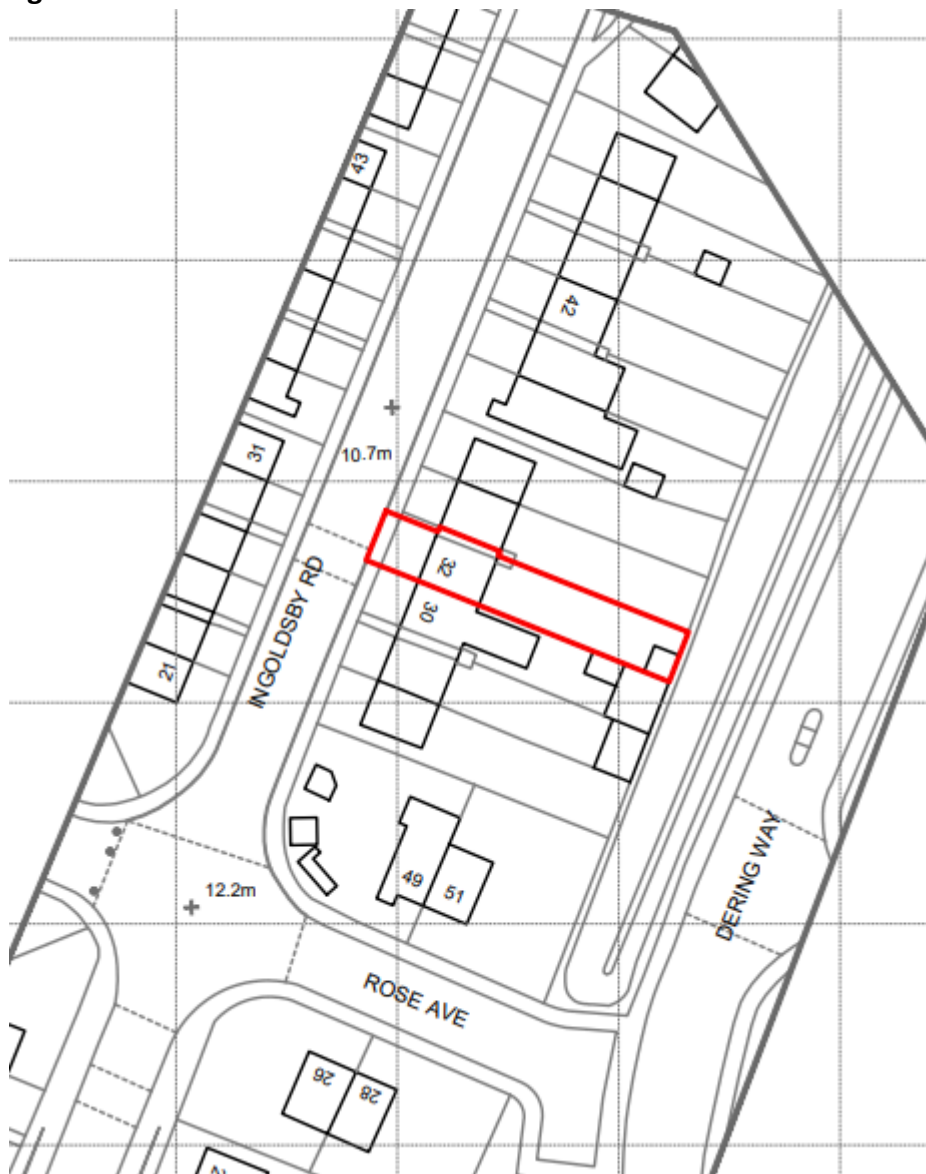
Application Site

32 Ingoldsby Road is a mid-terrace property with existing hardstanding to the front.

The surrounding properties are of a generally consistent style and character. All of the surrounding properties have dropped kerbs and driveways. There are other examples of dropped kerbs on the street.

The property is not a listed building and it is not in a conservation area. It is not covered by any relevant Article 4 Directions.

Figure 1: Site Location Plan



Planning History

No previous applications have been registered at the property.

There are no planning obligations or planning conditions on the property to preclude the proposed development.

The Proposal

The proposal is for a proposed vehicular access to the front of the property via a dropped kerb and vehicular crossover.

There is adequate visibility to ensure there will be no impacts on highway safety as a result of the proposal.

Figure 2: Proposed plans



Assessment

Schedule 2, Part 2, Class B of the General Permitted Development Order relates to:

The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road

Ingoldsby Road is not a trunk road or a classified road. The provision of a dropped kerb to provide vehicular access will not result in any impacts on highway safety. The works relating to the highway will be subject to a separate highways application.

The principle of the development is therefore considered to be permitted development.

Conclusion

Overall, it is considered that the Proposal is fully compliant with the General Permitted Development Order as demonstrated above. We, therefore, see no reason for the council to reject this application in relation to the proposed scheme and kindly request for a timely decision to be made, in line with the guidance of the National Planning Policy Framework.

If any further information is required to assist in the council's decision on the proposed scheme and associated application, please do not hesitate to contact Studio Charrette directly

Thank you,

Yours faithfully,

Studio Charrette