

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250579
Location	180 Colyer Road Northfleet Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate to extend existing dropped kerb.
Applicant:	Mrs Amanda Shoesmith
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 10/06/2025;
Site Location Plan;
Site Plan – Proposed; and
Block Plan.

Property Type

180 Colyer Road is a semi-detached bungalow dwelling.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20240846	Application for a Proposed Lawful Development Certificate in respect of a single storey rear extension and erection of a front porch.	Certificate Granted	07.11.2024
20240847	Application for a Lawful Development Certificate in respect of the conversion of the loft to create habitable rooms.	Certificate Granted	07.11.2024
20240664	Erection of a single storey rear extension; erection of a front porch; loft conversion with roof light to front roof slope, dormer to rear roof slope and removal of chimney.	Refused	06.09.2024
20240419	Erection of a single storey rear extension, front porch and erection of a dormer extension in the rear roof slope with and a velux rooflight window in the front roof slope and conversion of the roof space into habitable rooms.	Refused	02.07.2024

Preliminary Matters

The development is described as an extension of existing dropped kerb. In this instance it is considered the description of the proposal relates to the vehicular access, rather than the dropped kerb itself as these are dealt with by application to the Highway Authority and not Gravesham Borough Council. As such, this assessment be made to establish whether the **proposed vehicular access** is lawful.

Officer Assessment

To establish whether the proposed vehicular access is lawful, the proposal will be assessed under; *Class B of Part 2 to Schedule 2* of the GPDO (2015) (as amended) and *Class F of part 1 to Schedule 2* of the GPDO (2015) (as amended) below:

Class B of Part 2 to Schedule 2 of the GPDO states that development is permitted providing:

B. 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).

Colyer Road is not a classified road or a trunk road and therefore complies with this part of the order.

Permitted Developments Rights Restrictions

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

Class F - The provision within the curtilage of the dwellinghouse of 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 M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	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	Y
(b)	The area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,	Y 47.29sqm

	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 As confirmed by email

Conclusion

The proposed development complies with Schedule 2, Part 1, Class F and Class B of Part 2 to Schedule 2 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 Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	11th August 2025	Dated:	11 th August 2025