



# Delegated Report

## *Lawful Development Certificate (Proposed)*

---

|                        |                                                                                                                          |
|------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Application no:</b> | 20260203                                                                                                                 |
| <b>Location</b>        | 189 Wrotham Road Gravesend Kent DA11 7LE                                                                                 |
| <b>Proposal:</b>       | Application for a Proposed Lawful Development Certificate;<br>Installation of a dropped kerb and creation of a driveway. |
| <b>Applicant:</b>      | Mr Bartosz Jablonski                                                                                                     |
| <b>Site Visit</b>      | N/A Desktop Assessment                                                                                                   |

---

### Plans & Documents

Application Form;  
Supplementary Information – Front Layout Picture;  
Block Plan – Proposed showing measurements (received on 11.03.26); and  
OS Plan (received on 20.02.26).

### Property Type

189 Wrotham Road is a two-storey terraced property.

### Material Consideration

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

### Relevant Planning History

| Reference | Description                                                       | Decision            | Decision Date |
|-----------|-------------------------------------------------------------------|---------------------|---------------|
| 20060358  | Construction of a joint vehicular access on to a classified road. | Application Refused | 14.07.2006    |

### 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 Restrictions*

|                                              |   |
|----------------------------------------------|---|
| Article 2 (3) Land (AONB, Conservation Area) | N |
| Article 4 Direction                          | N |

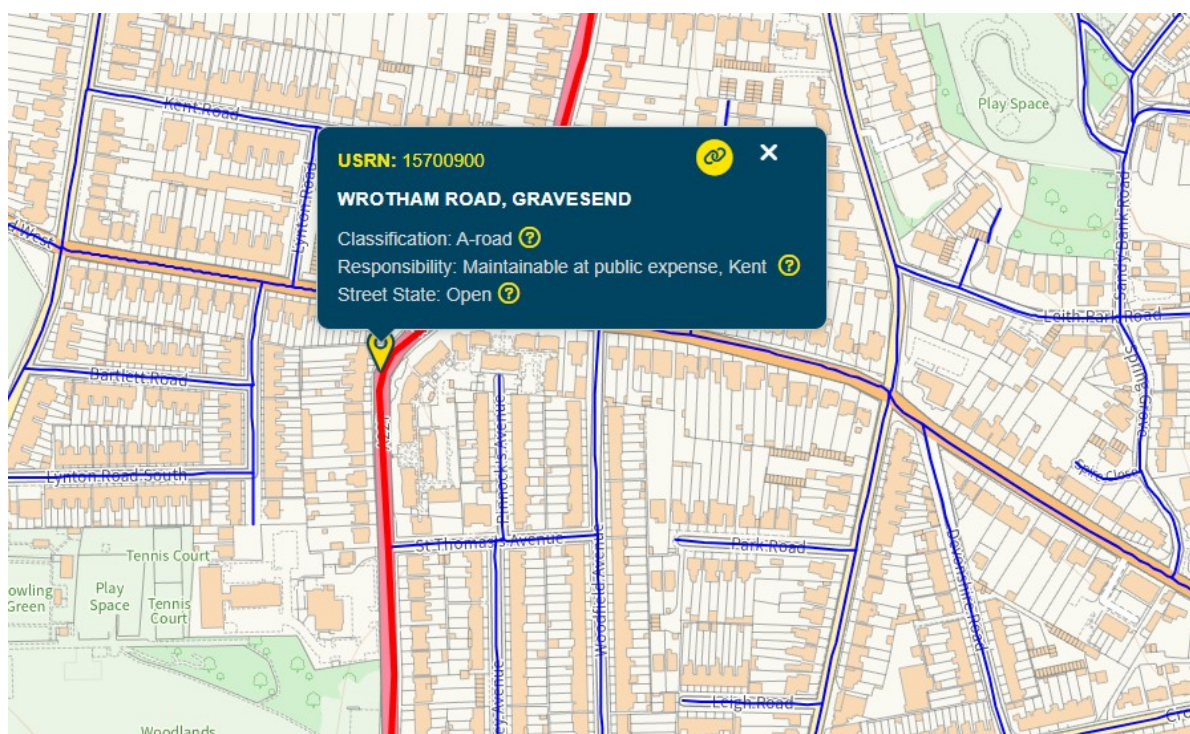
|                                                       |           |
|-------------------------------------------------------|-----------|
| Permitted Development Rights Removed/Restricted       | N         |
| Would the works involve an engineering operation?     | N         |
| <b>Is the road a trunk road or a classified road?</b> | <b>Y*</b> |
| Is the hardstanding area existing?                    | N         |

Permitted Development in terms of means of access to a highway is set out under Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):

### 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).**

As highlighted within the above table and map extract, Wrotham Road is Classified as an 'A' Road;



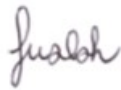
As such, it does not meet the criteria for permitted development and the installation of a dropped kerb and creation of a driveway in this location is not lawful and would require planning permission. Further assessment of this application is therefore unnecessary and has not been made.

### Conclusion

Wrotham Road is a Classified A Road. Therefore the proposal fails to comply with Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and the Lawful Development Certificate is Refused.

**Recommendation: Refuse Lawful Development Certificate**



|                      |                 |                     |                                                                                     |
|----------------------|-----------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin | <b>Team Leader:</b> | Mrs Faye Walsh                                                                      |
| <b>Signed:</b>       | L Hankin        | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 30th April 2026 | <b>Dated:</b>       | 01 May 2026                                                                         |