

**Dartford Borough Council
Civic Centre
Home Gardens
Dartford
Kent DA1 1DR**

December 2023

Dear Sir/Madam,

Please find supporting cover letter/evidence to verify an application for:

Application for Lawful Development Certificate for dropped kerb and driveway.

Studio Charrette has been instructed to act on behalf of, [Alexandru Ungurean](#) (**Applicant**). This Application seeks a lawful development certificate for a dropped kerb and a front driveway at 12 Mungo Park Road, Gravesend, DA12 5DF.

Driveways under permitted development fall within Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended). This allows for the creation of a hard surface incidental to the enjoyment of the dwelling house subject to it meeting the relevant criteria, such as being a permeable surface and having adequate provision for drainage.

The proposed street to install the dropped kerb on is not on a classified road. This application falls within Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended). This relates to means of access to a highway. Development may be permitted for the formation, laying out and construction of a means of access to a highway that is not a trunk road or a classified road, where that access is required for a single dwelling.

Please find attached the following information in support of this application:

- Application Form;
- Site Location Plan;
- Block Plan;
- Existing and Proposed Site Plans;

The General Permitted Development Order was adopted in 2015 (2021 amended) and is relevant to the Proposals. This supporting statement will assess the Proposals against key policies of the General Permitted Development Order to try and demonstrate its compliance.

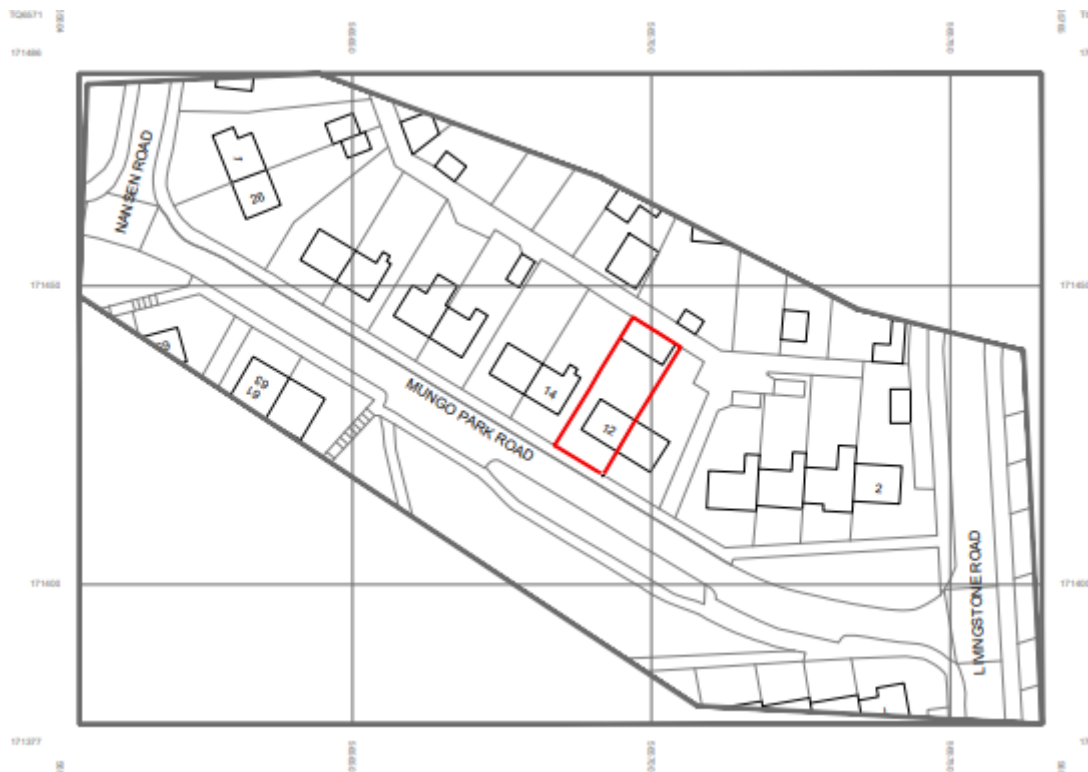
Site Context

The application site relates to a semi detached residential property with a front grass area, tarmac pavement and front boundary wall. The property is brick built, set back from the public highway, dual pitched roof and white uPVC windows and door.

The surrounding area is predominantly residential with similar built two storey properties. The property is not listed and not in a conservation area.



Figure 1 Site Location Plan:



The Proposal

The proposal is for a dropped kerb and a driveway to the front of 12 Mungo Park Road, Gravesend, DA12 5DF. The new driveway will cover the existing grass verge, and include the removal of the existing low level brick wall.

The new tapered kerb creates a new site access and a visibility splay of 43m is provided. The proposal finish will be permeable and allow water run off. The proposed work is to allow easy movement of cars to the front driveway.

Figure 2: Proposed plan



Planning history of the site

None relevant.

In accordance with the General Permitted Development Order

Application for a Lawful Development Certificate (Proposed) submitted under Section 192 of the Town and Country Planning Act 1990 (as amended). The proposed driveway for this application will fall within Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended).

Class F – Hard surfaces incidental to the enjoyment of a Dwellinghouse

The proposal is for the provision of hard standing within the curtilage of a dwellinghouse incidental to the enjoyment of the dwellinghouse.

The proposal covers a hard surface situated on land forming the principal elevation of the dwellinghouse and a highway and makes provision for water run off.

Class B – means of access to a highway.

For any dropped kerb alteration, this application may fall within Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended). This relates to means of access to a highway.

The proposed work would not be on a classified road or trunk road.

The proposal would comply with the conditions set in Schedule 2 Part 1 Class F and Part 2 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 and as such a certificate of lawfulness with respect to Section 192 is applied for.

The proposal meets all parameters and conditions of permitted development under Section 192 of the Town and Country Planning Act 1990 as outlined above.

Conclusion

Overall, it is considered that the proposal is fully compliant with the GPDO and Section 192. We, therefore, see no reason for the council to withhold our request for a Certificate of Lawfulness 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. Should for whatever reason, the associated scheme not be deemed as Permitted Development, we would welcome the opportunity to discuss any issues with the designated case officer and be given an opportunity to submit a household planning application prior to any decision notice.

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 who will be more than happy to accommodate any reasonable request.

Thank you,

Kind regards,

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