

Delegated Report

Lawful Development Certificate (Proposed)

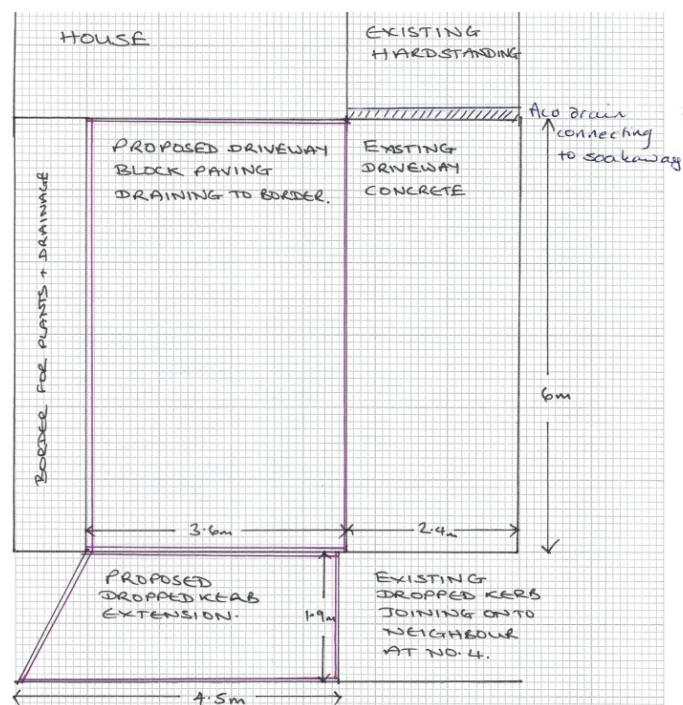
Application no:	20260273
Location	6 Cricketers Drive Meopham Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate; extension to driveway and widening of existing dropped kerb.
Applicant:	Mr Sam Cross
Site Visit	N/A Desktop Assessment

Preliminary Matters

The agent was contacted during the course of the application to request additional information in order to confirm whether:

- (a) The existing hard surface was permeable 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.
- (b) The proposed hardstanding area which would be constructed using permeable paving would be permeable as well as draining surface water away into existing soakaway and flower bed

In response, the agent provided the following sketch plan and confirmed the materials and drainage proposed, as set out in the information below:



- The proposed block paving to be used would be standard block paving (not permeable) but will be draining to a soakaway bed to the side of the proposed driveway, therefore there will be no water flowing on to the public highway
- The soakaway is to the side of the proposed block paved driveway. It is going to be filled with MOT type 3 and then decorative stones on top. The existing concrete driveway does currently have drainage in front of the garage but it is going to have an Aco drain installed connecting to an existing soakaway, as indicated on drawing

The application shall therefore be assessed on this basis.

Plans & Documents

Application Form;
Supplementary Information – Photo – Existing Plan;
Supplementary Information – Sketch Plan of Front Garden Layout;
Block Plan – Proposed (27.03.26); and
OS Plan (received 10.03.26).

Plan Note

The sketch plan of front garden layout has been added as a supplementary document as it does not measure electronically to scale.

Property Type

6 Cricketers Drive is a two-storey semi-detached property.

Material Consideration

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

Relevant Planning History

No relevant history.

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
Is the road a trunk road or a classified road?	N
Is the hardstanding area existing?	Y in part however new driveway is also proposed

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, Cricketers Drive is not a trunk road or a classified road and the means of access to a highway (which in this case involves the widening of the existing dropped kerb) is required in connection with an area of hardstanding (in part existing with new hardstanding proposed). 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	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)
	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 on the sketch plan and via email

Other issues

The Highways Authority (Kent County Council (KCC)) provide guidance on the provision of dropped kerbs, the Residential Dropped Kerb Guidance and Self-Assessment (April 2025). This document sets out that, for a dropped kerb to be acceptable, various criteria must be met. Therefore, although the proposal would be permitted development, KCC may or may not allow the formation of the proposed extended dropped kerb. As such, it would be necessary for the applicant to contact KCC direct to discuss the access to the proposed parking area. The applicant can be made aware of this in an informative attached to the decision. In addition, although the proposal would be permitted development, it would still need to comply with other requirements such as Building Regulations. As such, it would be necessary for the applicant to ensure all requirements are met and all legislation is complied with. The applicant can be made aware of this in an informative attached to the decision.

Conclusion

As established in the above assessment, the access is required in connection with a hardstanding area. The area of hardstanding 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:	13th May 2026	Dated:	14th May 2026