

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20240469
Location	68 Dene Holm Road Northfleet Gravesend Kent
Proposal:	Application for a Lawful Development Certificate in respect of construction of a porch to the front elevation.
Applicant:	Mr Jordan Martin
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 07/05/2024; and
Drawing number HHL/704-1 (Floor Plans, Elevations, OS Plan and Block Plan – Existing and Proposed).

Property Type

68 Dene Holm Road is a two storey terraced dwellinghouse.

Material Consideration

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

Relevant Planning History

No relevant history

Officer Assessment

Permitted Developments Rights Restrictions

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

Class D - The erection or construction of a porch outside any external door of a dwellinghouse.

D.1	Development is not permitted by Class D 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 ground area (measured externally) of the structure would exceed 3 square metres	N

		2.97 sqm
(c)	Any part of the structure would be more than 3 metres above ground level; or	N 3m
(d)	Any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway; or	N 6.41m
(e)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N

Conclusion

The proposed development complies with Schedule 2, Part 1, Class D 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:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	22nd July 2024	Dated:	22nd July 2024