

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250690
Location	30 Oaklands Road Northfleet Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate; Erection of a front porch.
Applicant:	Mr Kulwinder More
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 07/07/2025;
Site Location Plan;
Drawing Number 03 (Section Plan – Existing);
Drawing Number 01 (Ground Floor Plan – Existing);
Drawing Number 02 (Elevations – Existing);
Drawing Number 04 (Roof Plan – Existing);
Drawing Number 05 ((Ground Floor Pan – Proposed);
Drawing Number 06 (Elevations – Proposed);
Drawing Number 08 (Roof Plan – Proposed);
Drawing Number BP ex (Block Plan – Existing);
Drawing Number BP p (Block Plan – Proposed); and
Drawing Number 07 (Section – Proposed).

Property Type

30 Oaklands Road is a semi detached dwellinghouse

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20250204	Application for a Proposed Lawful Development Certificate; erection of front porch.	Certificate Refused	02.05.2025
20221012	Erection of a Single Storey Shower Room at rear	Permitted	18.11.2022

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 2.98sqm
(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
(e)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N

Conclusion

The 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:	27 th August 2025	Dated:	27th August 2025