



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260369
Location	The Beeches Ridge Lane Meopham Gravesend
Proposal:	Application for a Proposed Lawful Development Certificate; Erection of an outbuilding.
Applicant:	Mr Colin Gittins
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form;
Supplementary Information – Cover Letter;
Site Location Plan;
Drawing No. 411_1 – Floor Plan and Elevations – Proposed; and
Drawing No. 411_2 – Block Plan.

Property Type

The application property is a detached chalet bungalow style property.

Material Consideration

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

Relevant Planning History

The property has a fairly extensive planning history. As such, only the applications that are specifically relevant to this proposal have been included in the table below.

Reference	Description	Decision	Decision Date
20170624	Erection of a single storey side extension with a pitched roof.	Permitted	26.07.2017
19980173	Application for the removal of conditions (vii) and (viii) of planning permission ref no. GR/97/217 to allow 3 no. velux windows in the rear roof slope and conversion of loft to habitable rooms and variation of condition (iv) to allow for the retention of detached single storey building as a dog kennel.	Permitted	29.05.1998
19970217	Erection of detached bungalow and detached double garage & wc, and erection of front boundary wall.	Permitted	08.07.1997

Officer Assessment

Permitted Developments Rights Restrictions

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

The construction of the dwelling was implemented as per application 19970217. The decision notice for 19970217 approval includes various conditions and restrictions. As per condition iv, the construction of new outbuildings or garages requires planning permission:

CONDITIONS

- (iv) No outbuildings or garages, other than those identified on the approved plans, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, shall be constructed on the site, without the prior permission, in writing, of the District Planning Authority.

GROUND

- (iv) In the interests of amenity and in order to comply with the Borough Council's policy for the Culverstone Valley Area.

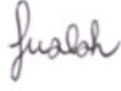
The 19980173 application did permit the variation of condition (iv) in order to allow the retention of a detached single storey building as a dog kennel, however, the condition was varied - not removed. As such, the restriction as set out in condition iv stands.

As this application proposes an outbuilding which permitted development rights have been removed for and as such planning permission would be required for the development. As planning permission would be required, this application has not been considered further.

Conclusion

Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), the construction of outbuildings and garages (which falls under Class E) has been restricted for the property and Planning Permission would be required for the development. As such the Lawful Development Certificate is refused.

Recommendation: Refuse Lawful Development Certificate

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	9th June 2026	Dated:	09 June 2026

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