



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20220577
Location	1 Constable Road Northfleet Gravesend Kent
Proposal:	Application for a Lawful Development certificate in respect of the proposed creation of a new driveway/hardstanding.
Applicant:	Sukhveer Kaur
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form
- Drawing No: 1ConstableRd_ExistingBlockPlan_V2 (Existing Block Plan)
- Drawing No: 1ConstableRd_ProposedBlockPlan_V2 (Proposed Block Plan)
- Drawing No: 1ConstableRd_SiteLocationPlan_V2 (Site Location Plan)
- Drawing No: 1ConstableRd_Plans_V2 (Existing/Proposed Plans)
- Drawing No: 1ConstableRd_ExistingElevations_V2 (Existing Elevations)

Property Type

The property comprises a two storey semi detached house.



Material Consideration

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

Relevant Planning History

No relevant planning 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

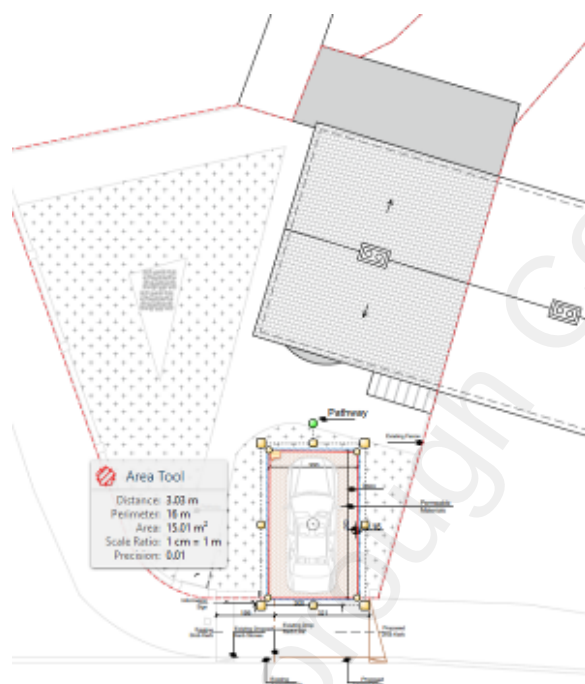
Class F - The provision within the curtilage of the dwellinghouse of hard surfaces incidental to the enjoyment of a dwellinghouse

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 M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	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 – 15m2
	Either the hard surface is made of porous materials, or provision is made to direct run-	Y –

	off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.	Confirmed on plans
--	---	--------------------

Conclusion

The proposed alterations therefore falls within Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015. A Lawful Development Certificate can be granted.

Recommendation: Grant Lawful Development

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	8 th July 2022	Dated:	08 July 2022