



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	42
Suffix	
Property Name	
Address Line 1	Denton Court Road
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 2HS

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
566219	173635
Description	

Applicant Details

Name/Company

Title

Miss

First name

Rachel

Surname

Foong

Company Name

Address

Address line 1

42 Denton Court Road

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

United Kingdom

Postcode

DA122HS

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

This is a proposal for a cross over to create vehicular access. It is required for the provision of a hard standing within the curtilage of the property. The hard standing will cover the entirety of the front curtilage and the area used for parking a vehicle will have a width of 2.8m and a depth of 6.63m. The submitted drawing shows the area of the front garden, used for parking, adheres to the minimum space measurements required by KCC for parking perpendicular to your property. The vehicle will not be overhanging on to any footpath or adjacent highway when parked (pictures provided). As the dwelling is at the end of a cul de sac, parking is neither parallel nor perpendicular to the road, but at an angle of less than 45 degrees. Consequently, the angle required for the car to turn into the driveway from the road, is practically straight on and straight off. This also enhances visibility of pedestrians and other vehicles whilst using the cross over.

The application site is level with the highway and as a result this proposal will not require any alterations to the ground level. There is currently soft landscaping in the front garden with a footpath leading to the front door. The driveway will be constructed of block paving, covering the entire front curtilage and will not cross land that is not owned by the applicant (shown in blue on attached plan/drawing). The area of ground covered by the hard surface does not exceed 5 square metres. There are two manholes in the front garden. One for foul water and one for surface water. These will still be accessible and able to be lifted with very little difficulty. The entire perimeter of driveway/front garden will have an Aco drain installed and drainage connections made to existing surface water drainage within boundary, containing all surface water within boundary. Parking a vehicle on proposed driveway will not block any fire exits, public footpaths or public highways.

None of the land this application relates to is part of an agricultural holding.

No trees or vegetation within our boundary or neighbouring boundaries.

No streetlights or illuminated signs within 0.5m of proposed dropped kerb.

The application site is a 2 bed 1950s semi-detached house. It is situated at the end of the cul de sac of Denton Court Road, Gravesend which is not a trunk road or a classified road.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

All curtilage at the front of the dwelling is to be changed from soft landscaping into hard landscaping consisting of blocked paving. It will not cross land that is not owned by the applicant. The area of ground covered by the hard surface does not exceed 5 square metres. There are two manholes in the front garden. One for foul water and one for surface water. These will still be accessible and able to be lifted with very little difficulty. The entire perimeter of driveway/front garden will have an Aco drain installed and drainage connections made to existing surface water drainage within boundary, containing all surface water within boundary. Parking a vehicle on proposed driveway will not block any fire exits, public footpaths or public highways. The scale of curtilage is shown on attached documents. An approved contractor will be hired to do the above. There is no machinery to be installed. The hours the contractor will work are from 8am - 4pm and they have said it will take 8-10 days.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Currently the front curtilage is used to store our general waste and recycling bin on. The changing into a hard standing will occur when we know the kerb can and is going to be dropped.

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The current curtilage at the front of the property is soft landscaping with a footpath to the front door. It is used to look at and store waste and recycle bins. This is lawful.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

PRE20200270 - Planning services correspondence (attached)

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I have been advised that I will not require planning permission for the installation of a dropped kerb for the provision of a hard standing within the curtilage of my property specified in the Town and Country Planning (General Permitted Development) Order 2015.

Class B of Part 2 to Schedule 2 of the GPDO allows the formation, laying out and construction of a means of access to a highway that is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in, within schedule 2 of the GPDO.

The proposed drop kerb does not crossover to a trunk road or classified road and is in connection to the hard standing within the curtilage of the property.

Dropped kerbs and parking space standards specified by KCC are adhered to. The submitted drawing shows the area of the front garden, used for parking, has a width of 2.8m and a depth to the front of the house of 6.63m. The vehicle will not be overhanging on to any footpath or adjacent highway when parked. As the dwelling is at the end of a cul de sac, parking is neither parallel nor perpendicular to the road, but at an angle of less than 45 degrees. The angle required for the car to turn into the driveway from the road, is practically straight on and off.

The formation of the vehicle crossover and hard-standing will not cross land that is not part of the curtilage/owned by the applicant and does not require significant engineering works. There will be no changes to ground levels or building structures.

In regards to the hard-standing - Under Part 1 of Schedule 2, Class F, development is permitted, if it is within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house and if the replacement of such a surface meets the following conditions. The hard surface would be situated on land between a wall forming the principle elevation of the dwelling house and a highway and the area of ground covered by the hard surface does not exceed 5 square metres and that it is made of porous materials and/or provisions are made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.

The hard standing will be used to park my car. The hard surface will cover the entire front curtilage, not crossing boundaries, from the dwelling house to the highway where the elevation is level. The hard surface will be made of block paving. There are two manholes in the front garden. One for foul water and one for surface water. These will still be accessible and able to be lifted with very little difficulty. The entire perimeter of driveway/front garden will have an Aco drain installed and drainage connections made to existing surface water drainage within boundary, containing all surface water within boundary. Parking a vehicle on proposed driveway will not block any fire exits, public footpaths or public highways.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE20230058

Date (must be pre-application submission)

28/02/2023

Details of the pre-application advice received

I would advise you that, in my informal Officer level opinion, planning permission would not be required for the installation of a dropped kerb access provided the provision of the dropped kerb access is required in connection with another form of permitted development (subject to limitations) as specified in the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO), such as the provision of a hard standing within the curtilage of the property.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Rachel Foong

Date

05/03/2023