

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260824
Location	19 Cornwell Avenue Gravesend Kent DA12 5HS
Proposal:	Application for a Proposed Lawful Development Certificate; Installation of a dropped kerb and formation of driveway.
Applicant:	Mrs Jackie Measor
Site Visit	29 September 2026

Plans & Documents

Application form for a Lawful Development Certificate for a proposed use or development
Drawing no. TQRQM26227081403885 Red line site boundary plan;
Drawing no. TQRQM26225112431264 Existing block plan;
Drawing no. TQRQM26225112431264 (annotated) Proposed block plan;
3 aerial photographs;
Street View photograph;
Front elevation photograph;
Email received 29 September 2026 with proposed surfacing and drainage details; and
Email received 30 September 2026 with permeable sub-base detail.

Procedural issues

Following a request from the case officer, the applicant confirmed that the proposal includes a new driveway, which would be constructed from block pavers with a permeable sub-base and that a strip drain would be provided. As such, the description of the development was amended from 'Application for a Proposed Lawful Development Certificate; Installation of a dropped kerb' to that shown at the top of this report.

Property Type

The property comprises of a mid-terraced, two storey, dwelling with front and rear gardens.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20040129	Erection of two storey rear extension to form kitchen/diner at ground floor level with bedroom and	Permitted	23.03.2004

	enlarged bedroom at first floor level.		
20030667	Erection of two storey rear extension to form kitchen/diner with a bedroom and an enlarged bedroom over.	Permitted	22.12.2003

Officer Assessment

In order to be permitted development, the proposal must comply with the relevant requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Referred to henceforth in this report as GPDO 2015. This assessment is made in the following table and paragraphs.

Article 2 (3) Land (AONB, Conservation Area)	No
Article 4 Direction	No
Permitted Development Rights Removed/Restricted	No
Would the works involve an engineering operation?	No
Is the road a trunk road or a classified road?	No
Is the hardstanding area existing?	No

Schedule 2, Part 2, Class B – means of access to a highway

Permitted Development

The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

In the case of this application, Cornwell Avenue is not a trunk road or a classified road and the means of access to a highway is required in connection with an area of proposed hardstanding. As such, it stands to be assessed whether the proposed hardstanding area would accord with the specifications of the GPDO 2015.

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

Permitted Development

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
	Either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.	Y*

* The applicant has advised that the proposed hard surface would be constructed from block pavers with a permeable sub-base and that a strip drain would be provided.

Other issues

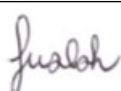
The Highways Authority (Kent County Council (KCC)) provide guidance on the provision of dropped kerbs, the Residential Dropped Kerb Guidance and Self-Assessment (April 2025). This document sets out that, for a dropped kerb to be acceptable, various criteria must be met. Therefore, although the proposal would be permitted development, KCC may or may not allow the formation of the proposed dropped kerb. As such, it would be necessary for the applicant to contact KCC direct to discuss the access to the proposed parking area. The applicant can be made aware of this in an informative attached to the decision.

Conclusion

As established in the above assessment, the proposed access is required in connection with a proposed hardstanding.

The proposed development would comply with Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and as such, a Lawful Development Certificate can be granted.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	01 October 2026	Dated:	01 October 2026