

Dropped kerb/altered access planning permission checklist

This checklist sets out when you will or will not require planning permission or related consent(s) for such works. Where permission is required, further guidance is given below. **PLEASE NOTE: in all cases separate consent from Cornwall Council Streetworks will be required (see end of checklist).**

1. Is the proposed/altered access onto an A, B or C Classified road.

No – proceed to question 2

Yes – You will need to apply for planning permission – see end of note.

Unsure? [Use our interactive maps - Cornwall Council](#)

A roads (marked red on the map), B roads (marked green on the map) and C roads (marked yellow on the map).

2. Is your property a flat, maisonette, commercial or industrial premises?

No – proceed to question 3

Yes – You will need to apply for planning permission as the property does not benefit from permitted development rights for a new access. See end of note.

3. Is the proposed/altered access required in connection with 'permitted development' (e.g. provision of a driveway for homeowners)

Yes – proceed to question 4

No – You will need to apply for planning permission, see end of note.

An access cannot be created under permitted development rights in isolation. For instance, the removal/re-siting of a fence to create an access would not comprise permitted development, whereas the creation of a driveway (in permeable materials or draining to a permeable area within the property if over 5m²) in conjunction with creation of an access could be permitted development.

4. Is your property subject to a planning condition restricting or removing permitted development rights of the construction of a new access?

No – proceed to question 5

Yes – You will need to apply for planning permission, see end of note.

Unsure? Not all properties benefit from permitted development rights. Permitted development rights may have been removed by condition either in the original permission for the dwelling or by any subsequent permissions or due to a property being in a designated area, for example covered by an Article 4 Direction.

Please check the planning history for the property.

From 2011, all Cornwall Council planning records are available to view online. Find the records by using the Online Planning Register.

[Online planning register - Cornwall Council](#)

You can also use the Council's discretionary advice service to confirm if permitted development rights have not been removed. To use this service, please complete and return an [Additional Service Application Form](#). Householder development £150 inc VAT.

If you are still unable to provide an answer to Question 4 and/or require a check of planning records prior to 2011, then please complete the relevant "Do I Need Planning Permission?" enquiry form, providing a completed copy of this Note with it.

[Do I need planning consent or building regulations form](#). Please note there is a fee for this service.

5. **Would the proposed/altered access involve development within the curtilage of, or to a gate fence, wall or other means of enclosure surrounding a listed building?**

No – proceed to question 6

Yes – You will need to apply for listed building consent – see end of note.

Unsure? [Use our interactive maps - Cornwall Council](#)

6. **Would the proposed/altered access lead to the removal of a wall 1m or more in height within a conservation area?**

No – proceed to question 7

Yes – You will need to apply for demolition consent – see end of note.

Unsure? [Use our interactive maps - Cornwall Council](#)

7. **Will the proposal require any ground level changes or erection of retaining walls within the site?**

No – proceed to question 8

Yes – You will need to apply for planning permission as the proposal involves a separate engineering operation – see end of note.

8. **Are works required to a tree covered by a Tree Preservation Order (TPO) or a tree within a Conservation Area?**

Yes – an application for tree works will be required – see end of note.

No – Go to the end of this note.

Unsure? [Use our interactive maps - Cornwall Council](#)

Outcomes and next steps

If you have completed the checklist and you don't think permission is required for a new access but you wish to have a formal determination, you can make a 'do I need planning enquiry' or submit an application for a Lawful Development Certificate.

[Do I need planning permission or building control? - Cornwall Council](#)

[Lawful development certificates - Cornwall Council](#)

Is planning permission required for hardstanding at the front of my property?

Planning permission is required for hard surfacing if:

- The area is greater than 5 square metres and not constructed of porous materials, for example, permeable block paving or porous asphalt.
- Rainwater discharges onto the road or existing drains. This may lead to uncontrolled run-off of rainwater from front gardens onto roads which can contribute to flooding and pollution of watercourses

Please note

All vehicle crossovers, or dropped kerbs, require a Section 184 licence from the Council, regardless of the need for planning permission. If planning permission is required, you must obtain this before applying for a Section 184 licence.

[Apply to install a new dropped kerb or alter an existing access - Cornwall Council](#)

Making an application

If you need to make an application for planning permission, listed building consent, relevant demolition consent and/or consent for works to trees; the relevant form(s) and guidance can be obtained via the [Planning Portal](#). Planning permission will need to be approved before you can proceed with your dropped kerb application.

DISCLAIMER: It is your responsibility to ensure that the correct permissions are obtained prior to making an application to the Streetworks Team. The above guidance has been prepared to help you decide whether planning permission is required. The answer will only be correct if the information you provide is accurate. The results are not binding upon the Council. It cannot be relied upon as Certificate of Lawful Development and does not prejudice any formal action the Council may take if the works are subsequently found to be unauthorised. If you are in any doubt or the particular circumstances of your case do not fit squarely within the prompted questions it is advisable to use one of the above listed services and pay the appropriate fee.

Please be aware that in the event of a vehicle access being installed that is subsequently found not to have the required permissions, it is your responsibility for arranging and paying for it to be reinstated to match the original condition. Should this not occur, then the Highway Authority may undertake this work and recharge the costs to you.