



Delegated Report

Householder Planning Application

Planning Application No: 20250150

Location: 8 Allens Mead Gravesend Kent DA12 2JB

Description: Erection of a single storey rear extension with two roof lanterns and erection of an outbuilding in the rear garden to form a gymnasium and shower/toilet.

Applicant: Mr Harpal Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 20/02/2025;
Drawing Number D01 (Ground Floor Plan – Existing);
Drawing Number D02 (Ground Floor Plan including Outbuilding – Proposed);
Drawing Number D03 (Roof Plan – Existing);
Drawing Number D04 (Roof Plan – Proposed);
Drawing Number D05 (Front and Rear Elevation – Existing);
Drawing Number D06 (Side Elevations – Existing);
Drawing Number D07 (Front and Rear Elevations – Proposed);
Drawing Number D08 (Side Elevations – Proposed);
Drawing Number D09 (Outbuilding Elevations – Proposed);
Drawing Number D10 (Section AA – Proposed);
Drawing Number D11 (Section BB – Proposed);
Drawing Number D12 (Block Plan – Existing);
Drawing Number D13 (Block Plan – Proposed); and
Drawing Number D14 (Site Location Plan).

Relevant Planning History

Reference	Description	Decision	Decision Date
20181178	Retention of garage as a habitable room	Permitted	02.01.2019
20030239	Erection of 147 dwellings comprising of a mix of 2, 3 and 4 storey detached and terraced buildings of 3-6 bedroom dwellings and 1-3 bedroom flats with associated garaging and car parking spaces; provision of public open space and laying out of distributor/estate roads; infrastructure and associated works; in substitution of this part of the scheme previously granted permission under ref. No. GR/99/168.	Permitted	24.02.2004

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
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Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Three surrounding properties were consulted and one response was received.

Concerns were raised with the following:

- Design of proposed outbuilding – out of keeping with surrounding area;
- Overlooking, overshadowing and impact on privacy from outbuilding; and
- Intended use of outbuilding as not incidental to the main dwelling.

These concerns will be addressed within the relevant sections of the following report.

The following concerns were also raised; however these are not considered to be material planning concerns and as such are not addressed within the following report:

- Noise pollution; and
- Property being used as a HMO.

The consultation period ended on 18th March 2025.

Officer's Analysis

Design, Character and Appearance

8 Allens Mead is a two storey detached dwellinghouse located on the south side of the highway. The property is hardstanding to the frontage with garage and some soft landscaping. There is a conservatory to the rear which the application looks to demolish.



The application proposes the erection of a single storey rear extension and the erection of an outbuilding to the rear garden.

The single storey rear extension will have a flat roof at a height of 3m. The extension will project 4m from the original rear elevation and will measure 8.3m in width.

The extension creates space for a kitchen/dining area with 2no windows and patio doors leading to the rear garden and 2 no roof lanterns. The extension will be constructed with a brick finish to match the existing dwelling.

The single storey rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

The application also proposes the erection of an outbuilding at the base of the garden. The outbuilding will have a flat roof and be used as a gymnasium with WC. The dimensions of the outbuilding are listed below:

- Depth (Max) – 4.4m
- Depth (Min) – 3.3m
- Width – 8.9m
- Height – 2.5m

The outbuilding will be constructed with a brick finish to match the original dwellinghouse. There will be 2no windows and an entrance door to the front elevation. Any window serving a WC should be obscure glazed and will be conditioned as such.

Neighbours raised concerns with the size of the outbuilding and the design and materials being out of keeping with the surrounding area. The outbuilding is not considered to be excessive in size or bulk and would comply with permitted development. The proposed materials would also match the existing dwellinghouse. The outbuilding is also located to the rear of the property and as such is not visible from a public vantage point. Therefore, there are no concerns with the outbuilding in terms of design or proposed materials.

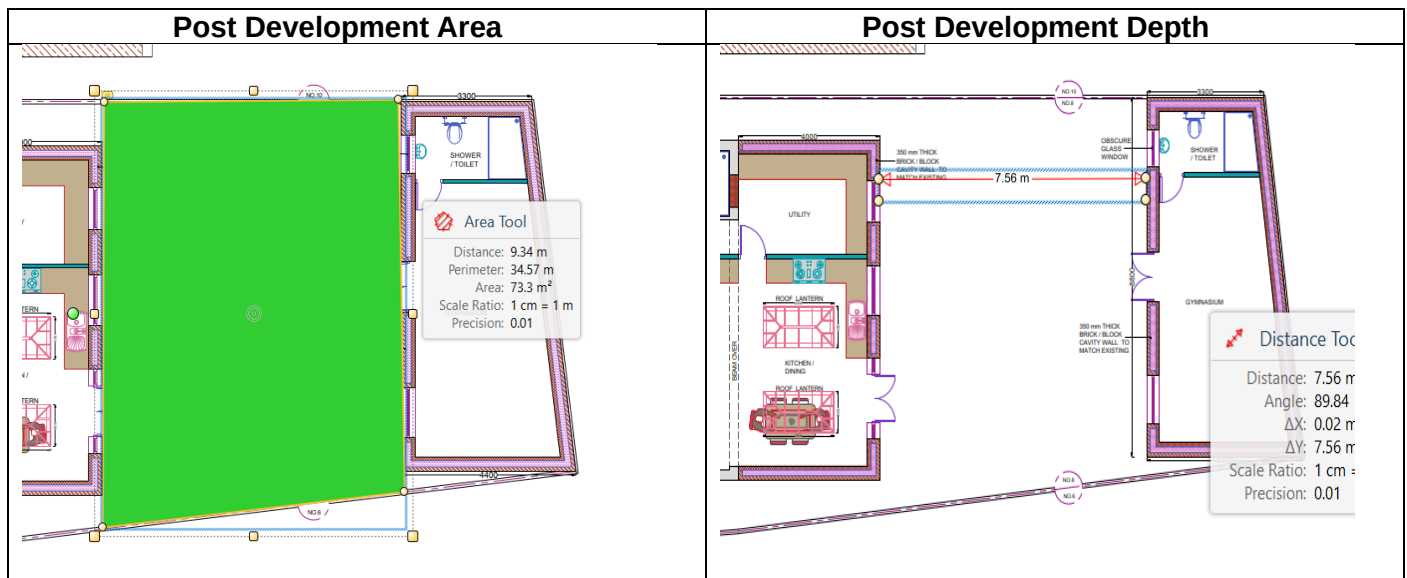
As such, the proposed outbuilding is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2024).

Overall, the development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines state that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m².

Post development, the garden would have an area of approx. 73.3m² and a maximum depth of 7.56m which are both below the recommended guidelines:



However, the property benefits Permitted Development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for Class A and Class E which would enable the proposed developments to be carried out without the benefit of planning permission.

Therefore, whilst it is recognised that the remaining amenity area would be below recommended guidelines, refusing the application on this basis alone would be unjust as the works could be constructed under permitted development anyway. However applying for planning permission does enable the use of the outbuilding to be restricted.

On balance, the proposal is considered to be in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

Concerns were raised with the proposed outbuilding to neighbouring amenity, in terms of overlooking, overshadowing and the impact on privacy. It is considered that the proposed outbuilding would be of a modest height, would be located to the base of the rear garden, away from neighbouring dwellings. Due to the incidental nature of the outbuilding and it not containing any habitable forms of accommodation (i.e a bedroom), there are no privacy issues. As such there are no concern with impact on neighbouring overshadowing, overlooking or privacy.

Concerns were also raised with the intended use of outbuilding as potentially not being incidental to the main dwelling. The outbuilding is proposed to be used as a gymnasium with w/c and not to provide primary living accommodation. The outbuilding use will be conditioned to remain as incidental to the main dwellinghouse. Any alternative use to that outlined on the plans can be reported for further investigation.

The proposed rear extension does not introduce any windows to the flank elevation and is of a modest height. Therefore, the rear extension is also it is not considered to have a detrimental impact on neighbouring properties in terms of privacy, loss of light, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

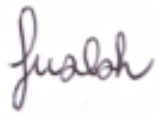
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	22nd April 2025	Dated:	22 April 2025