



Delegated Report

Householder Planning Application

Planning Application No:	20250938
Location:	101 All Saints Road Northfleet Gravesend Kent
Description:	Erection of a storage unit.
Applicant:	Mr Simon Lee
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Location Plan
Block/Site Plan
Drawing no. PE1531 B (Flat Roof Storage Unit)

Relevant Planning History

There is no planning history for the site.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- 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 4 – Decision-making
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

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 (NDSS) (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 2 properties and on site. The overall consultation period expired on 21 November 2025.

No letters of representation have been received.

Local Ward Councillors were also consulted but no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the erection of a storage unit.

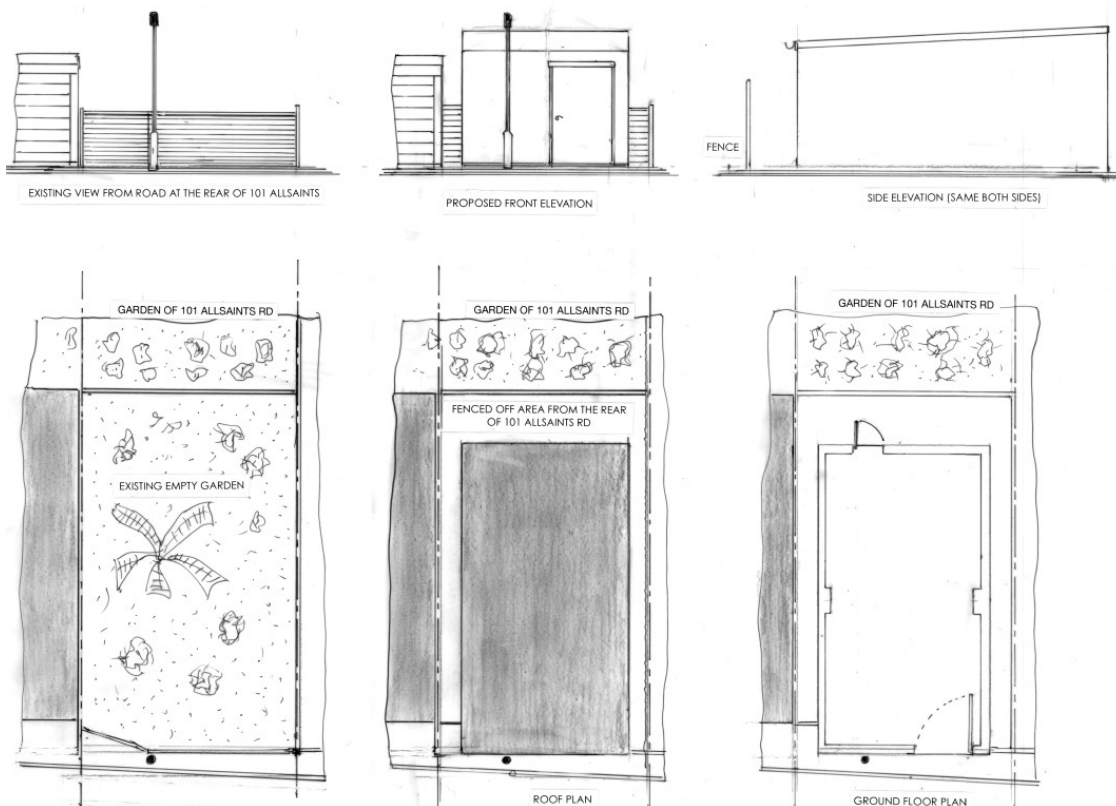
The unit would be located at the bottom of the garden of No. 101 All Saints Road. The plot has been purchased by the applicant (who resides at No. 79 All Saints Road) from the owners of No. 101. The plot has historically had an outbuilding on it.

Proposed Block Plan:



The unit would be constructed of concrete blocks. The roof will be flat with rubber capping. The windows and doors will be UPVC:

Proposed Floor Plan and Elevations:



The agent has clarified that the storage unit will be for additional private, domestic storage for the applicant.

Principle Issues

The site lies within the urban boundary of Northfleet and has no particular site constraints or designations.



As such, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

Section 12 of the NPPF 2024 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2024 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The property lies within the urban boundary of Northfleet and comprises the bottom part of the garden of No. 101 All Saints Road, a terraced dwelling in a modest plot.

Google Earth Aerial View:





The proposed storage unit would be single storey and would be constructed of materials that would match neighbouring outbuildings. From the street scene, the appearance of the proposed building would fit in with the character and appearance of the road. The design and siting of the storage unit will therefore have no adverse impact on the character and appearance of the street scene and surrounding area. On this basis, the proposal would be in accordance with Policy CS19 of the Core Strategy 2014 and paragraphs 131 and 135 of the NPPF 2024.

Residential Amenity

The NPPF 2024 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

Garden space for No. 101 will be affected, but the retained area of garden would be approximately 40m², which would comply with the minimum garden area that would be expected for a 2 bedroom property such as No. 101 (37.2m²), and would also match the size of the neighbouring gardens, most of which have similarly sized outbuildings at the bottom.

Neighbouring Properties

In terms of the impact on neighbouring amenities, the single storey storage unit would not cause material harm to any adjoining properties. Its single storey nature and similar location to existing neighbouring garages/outbuildings would be unlikely to cause any overlooking issues or sense of enclosure, or loss of privacy, outlook or light. There are no windows proposed that would exceed the height of a 1.8m high flank boundary fence separating the application property from neighbouring dwellings.

Planning permission is being sought for a storage unit, which will be similar in nature to the use of neighbouring outbuildings. Given the proximity to residential properties, and that the unit will not belong to the occupiers of No. 101 (rather to the applicant who resides at a separate residential property on All Saints Road), it will be imperative to impose a condition restricting the use of the building to domestic storage and preventing any other use.

Overall, the proposal would not harm the amenities of future occupiers or neighbouring properties, and as such, would comply with Policy CS19 of the Core Strategy 2014 and paragraph 135(f) of the NPPF 2024.

Parking and Highways

The proposal does not affect parking at No. 101. There have been no neighbour objections in relation to parking. Pedestrian access to the rear of No. 101 would be lost, but front access would be maintained.

There would therefore be no adverse parking or highway issues resulting from the proposals, which would comply with Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Any Other Material Planning Considerations

Biodiversity

The NPPF 2024 at paragraph 187 states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Policy CS12 of the Core Strategy 2014 reflects this stance and states that there will be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought.

As this is a householder application, it is exempt from Biodiversity Net Gain requirements.

Conclusion

The proposed erection of a storage unit is acceptable in terms of its design and impact on the application site and the character and appearance of the surrounding area, and with regards to residential amenity, highways and parking and biodiversity matters. The proposal would therefore comply with the requirements of Policies CS11, CS12 and CS19 of the Core Strategy 2014, saved Policies T1 and P3 of the Local Plan

1994, and paragraphs 115, 131, 135 and 187 of the NPPF 2024.

Recommendation

Permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	11th December 2025	Dated:	11 December 2025