



Delegated Report

Householder Planning Application

Planning Application No: 20250621

Location: 20 Orchard Avenue, Gravesend, Kent

Description: Erection of a single storey outbuilding with a pitched roof

Applicant: Mr Amarjit Gill

Site Visit Date: 18/08/2025

Submitted Documents/Plans

Application Forms

Site Location Plan

Location Plan

Plan no 101 – Existing and Proposed Block Plans

Plan no 102 – Proposed Gym Floor Plan

Plan no 103 – Proposed Gym Elevations and Sections

Relevant Planning History

Reference	Description	Decision	Decision Date
20191216	Extension to the vehicular access and the hardstanding	Permitted	01/05/2020

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

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
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

Neighbouring properties

5 no. surrounding properties were consulted. No comments have been received and the overall consultation period expired on 18 July 2025.

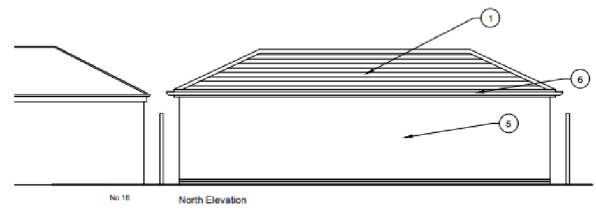
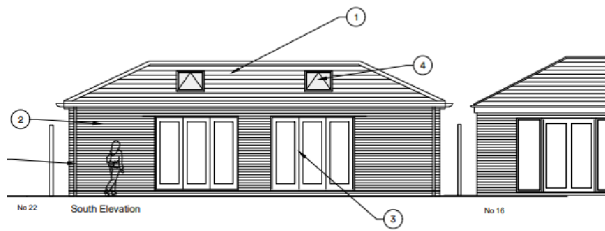
Officer's Analysis

Site Description

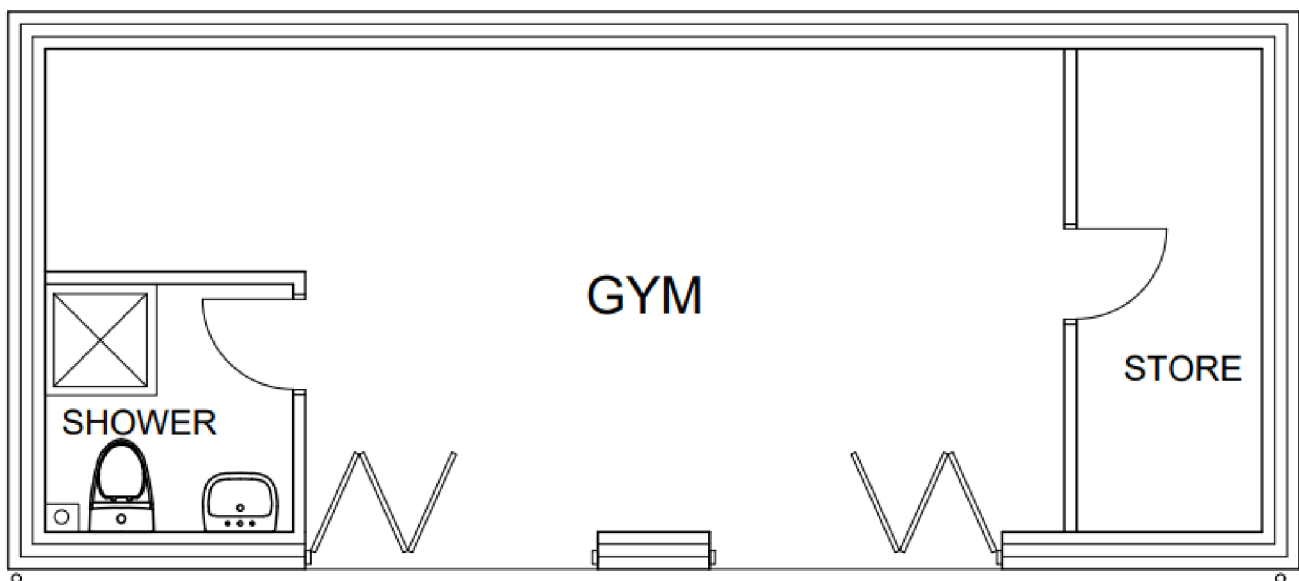
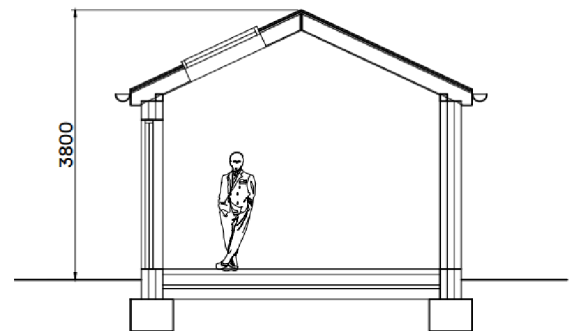
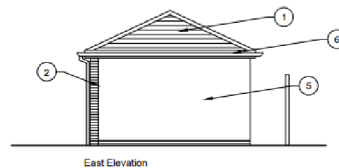
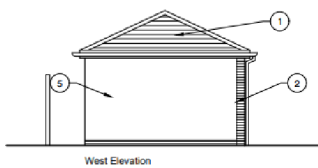
The application site comprises a detached dwelling in a reasonably wide and deep plot on the northern side of the road. The street scene comprises dwellings of a mix of styles and sizes. Detached outbuildings are present in a number of the neighbouring and nearby properties, including at 16 Orchard Avenue (as see in the below photograph).



The plans for the proposed outbuilding are show below;



KEY TO MATERIALS	
1	New artificial slate roofing finish
2	Facing brickwork to match existing (main house)
3	White upvc double glazed bi-fold doors
4	Velux roof lights
5	Smooth render finish, colour white
6	Black upvc rainwater goods



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character. The Design for Gravesham Design Code (2024) sets out Gravesham's vision and expectation for design and quality place-making. Gravesham's Householder Extensions/ Alterations Design Guidance SPD (2021) set out the key principles for new developments. This document

highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The outbuilding section is included below:

Outbuildings

10.14 An outbuilding should normally only be used for purposes incidental to the enjoyment of the house. Examples could include common buildings such as garden sheds, other storage buildings, garages, and summer houses. A purpose incidental to a dwelling house does not include use as separate self-contained accommodation, or other primary living accommodation incorporating such components as a bedroom, bathroom, or kitchen. Proposals to provide separate accommodation or a commercial use (unless it constitutes working from home) in an outbuilding requires planning permission.

10.15 Outbuilding should not deprive the existing property of adequate private garden space and should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment.

10.16 As with all extensions, outbuildings should not detract from the character of the area (this is especially important where the outbuilding will be visible from the street) and should be unobtrusively located to the side and rear of the existing dwelling. They should also not have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created through access or overlooking / overshadowing of existing properties.

The plans demonstrate the outbuilding would be used for purposes incidental to the enjoyment of the main dwellinghouse (a gym). If planning permission were to be forthcoming, a condition could be added to the decision notice to ensure that the outbuilding is not used for commercial or residential purposes. While the outbuilding is capable of becoming self-contained (as it contains shower and toilet facilities), the proposal must be taken at face value, as any alternative use of the outbuilding (as a dwelling for example) would require planning permission in its own right and would be assessed accordingly. This view follows the decision of appeal reference APP/K2230/D/23/3324637.

Whilst the outbuilding is quite large, it is considered to be subordinate to the existing dwelling and the plot. In addition, it would be sited at the back of the rear garden, away from the dwellinghouse itself and the dwellinghouses of the surrounding and neighbouring properties, which would help minimise its impact within the rear garden environment. The building would be constructed using brickwork to match the dwelling and render, and artificial slate tiles – all acceptable materials in this location. With these details, the proposed outbuilding is considered to be acceptable and therefore accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014), Gravesham's Design Guide SPD (2024), Gravesham's Householder Extensions/Alterations Design Guide (2021) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (2020) sets out expected garden space post development. The proposed block plan shows more than sufficient garden space would remain and therefore, the proposed development would safeguard the amenity of the future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 of the NPPF (2024).

Neighbouring Amenity

Policy CS19 (LPCS) (2014), the Residential Layout Guidelines (2021) and the Design Guide SPG (2024) and the amenity guidance in the NPPF (2024) all require development to have an acceptable impact upon the amenity of the surrounding occupiers.

The proposed outbuilding would be sited at the bottom of the rear garden of the property, around 30m from the neighbouring and surrounding dwellings. At these distances, it would not have any harmful impacts in terms of overbearing impact, overshadowing or loss of privacy. The above policy and guidance would therefore be complied with by the proposed development. No neighbour representations have been received.

Parking and Highways

There are no highways or parking implications arising as a result of this development.

Other Issues

It is not considered necessary to restrict the insertion of other openings in the walls or roof slopes of the proposal by condition due to the boundary treatments of the property (2m high close boarded fences) and as the roof is quite high. It is however, considered necessary to restrict the use of the building to ancillary residential purposes to ensure that it is not used for commercial or independent residential purposes. Whilst it is noted that this is not what has been applied for, access to the building could be achieved without going through the existing dwelling (as there is an access down the side of the dwelling), potentially permitting independent residential use. A condition restricting this is considered to be reasonable in not allowing the unauthorised residential intensification of the site, in the interests of the amenities of the neighbouring properties.

Conclusion

The proposed outbuilding is considered to accord with the local and national planning guidance. It would have an acceptable impact upon the character and appearance of the property and the area without harming the amenity of the neighbouring properties.

Recommendation

The recommendation is that permission be granted.

(For detailed reasons for approval and informatives, see draft Decision

Case Officer:	Mr Tom Gabriel	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	15 th September 2025	Dated:	15 September 2025