

Delegated Report

Householder Planning Application

Planning Application No: 20250715

Location: 12 Lisle Close Gravesend Kent DA12 4XH

Description: Erection of an outbuilding.

Applicant: Mr Yuzeir

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 14th July 2025;
Drawing Number 01 (Site Location Plan);
Drawing Number 02 (Block Plans – Existing and Proposed); and
Drawing Number 03 (Elevations and Floor Plans – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19820289	Erection of 115 houses 15 bungalows 108 garages and provision of 158 parking spaces and the laying out of estate roads	Permitted	09.06.1982

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)

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

5 surrounding properties were consulted and a site notice was displayed on the 21/07/2025. No responses were received and the consultation period ended on 15/08/2025.

Officer's Analysis

Design, Character and Appearance

12 Lisle Close is a two storey end of terrace property located on the southern side of the highway. The property is soft landscaped to the frontage.



The application proposes the erection of an outbuilding to the base of the rear garden. The outbuilding will have a flat roof and will replace the existing close board fence boundary to the rear flank and rear boundaries of the application site. The dimensions of the outbuilding are listed below:

- Depth (Max)– 7.2m
- Depth (Min)– 2.58m
- Width – 4.42m
- Height – 2.81m

The outbuilding will be painted render on blockwork to the sides and rear with a single ply roof. There will be a white UPVC window and doors to the front elevation.

Overall, the outbuilding is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point, as such, the outbuilding is considered acceptable in terms of design and accords 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

The garden size, post-development of the proposed outbuilding, will have a minimum depth of 19.5m and an approximate area of 84.92m² in accordance with the minimum requirement set out in Gravesham's Residential Layout Guidelines (RLG) (2020) for a two bedroom property.

As such the proposal 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).

Neighbouring Amenity

The proposed outbuilding will be located to the rear of the garden, set away from neighbouring properties and does not introduce any windows to the flank elevations. As such, it is not considered to cause material harm to the amenity of any adjoining properties in terms of outlook, privacy or sense of enclosure.

Furthermore, the outbuilding will not provide any primary living accommodation and will be conditioned to remain that way. Therefore, the application is considered to safeguard the amenity of neighbouring properties 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).

Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
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Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	1st September 2025	Dated:	1st September 2025