

Delegated Report

Full Planning Application

Planning Application No: 20250445

Location: Valley Grill 9 The Parade Valley Drive Gravesend

Description: Extension and enlargement of existing outbuilding.

Applicant: Valley Grill

Site Visit Date: 19th May 2025

Submitted Documents/Plans

Planning Application Form;
Planning Statement;
Drawing No. 001 Rev B – Location Plan, Existing Block Plan and Proposed Block Plan;
Drawing No. 002 Rev B – Floor Plans;
Drawing No. 003 Rev A – Existing Elevations; and
Drawing No. 004 Rev B – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20060089	Retention of the roller shutters.	Refused Appeal Allowed	24.03.2006 04.06.2007
20000605	Demolition of the two existing outbuildings at the rear and erection of a detached building to form store/garage, office, w.c. and preparation area.	Permission	29.09.2000
19950565	Application for the approval of the extraction system as required by condition (ii) of planning permission ref. no. GR/91/640 and condition (i) of planning permission ref. no. GR/94/625.	Approval of Details	27.10.1995
19940625	Application for the variation of condition 3 of planning permission ref. no. GR/91/640 relating to the change of use of A1 shop to A3 hot food takeaway for an extension of the opening hours from 2300 hrs to 2330 hrs Mondays to Saturdays and 1700-2300 hrs on Sundays and Bank Holidays.	Refused	14.12.1994
19910640	Change of use of A1 shop to A3 Hot Food Takeaway.	Refused Appeal Allowed	21.11.1991 17.06.1992
19850591	Erection of single storey side extension to form enlarged kitchen	Permission	24.09.1985
19840156	Change of use from launderette to retailing of hydraulic and friction components	Permission	27.04.1984

19490595	Development of land for 16 shops, 2 pairs of semi-detached houses and 16 lock-up garages	Permission	14.09.1949
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Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS07 – Economy, Employment and Skills
- CS11 – Transport
- 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 4 – KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

GBC – Environmental Protection Commercial

I can see from the plans that the WC's don't open out directly into a food preparation / storage room (they have a ventilated intervening lobby area) so this would satisfy our legislation.

Ward Councillors

No comments received.

Neighbouring properties

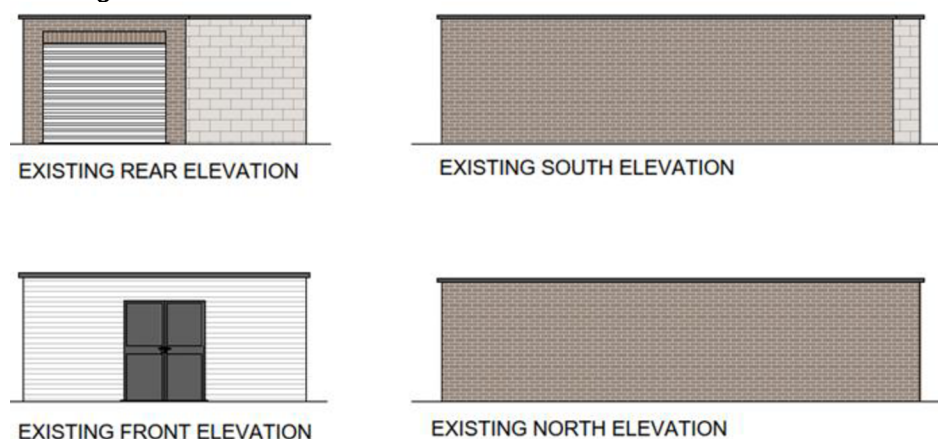
Public consultation was by way of the displaying of a site notice and individual letters sent to four surrounding properties with an overall expiry date of 9th June 2025. No letters of representation have been received.

Officer's Analysis

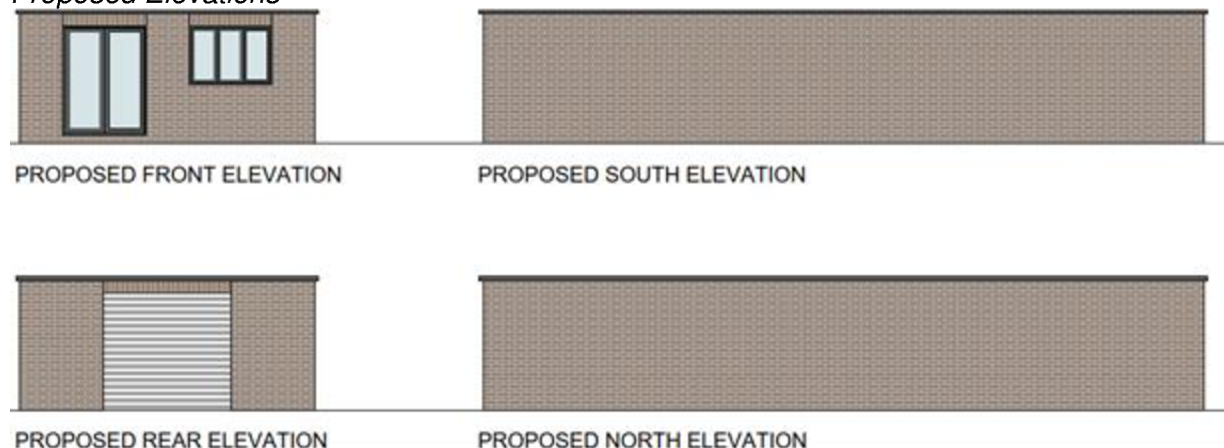
Proposal

The proposal is for the extension to the existing outbuilding and the removal of the existing smaller outbuilding. The length of the outbuilding will increase from 9.3m to 13.5m and will relocate the existing store and freezer and provide two new staff toilets and shop owner's office. The outbuilding will retain the roller shutter door at the western side facing onto Avon Close and a new door and window on the eastern elevation. The use of the outbuilding will remain ancillary to the Valley Grill. The size of the outbuilding has been reduced from the initial submission as it was considered too large. The following assessment is based on the revised plans.

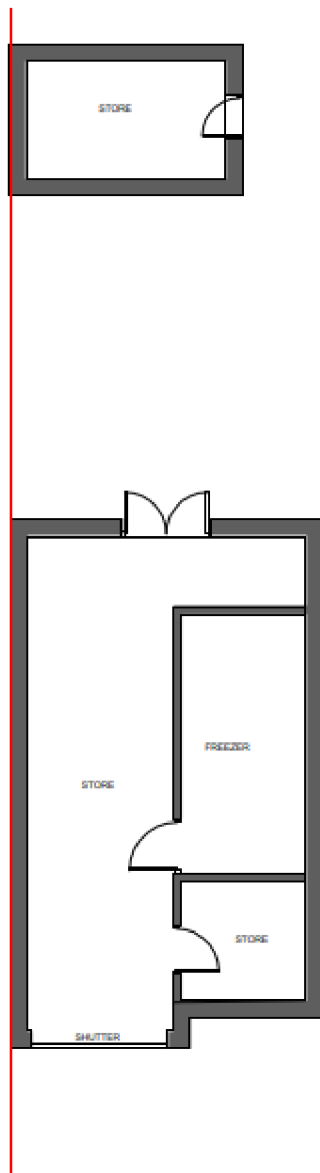
Existing Elevations



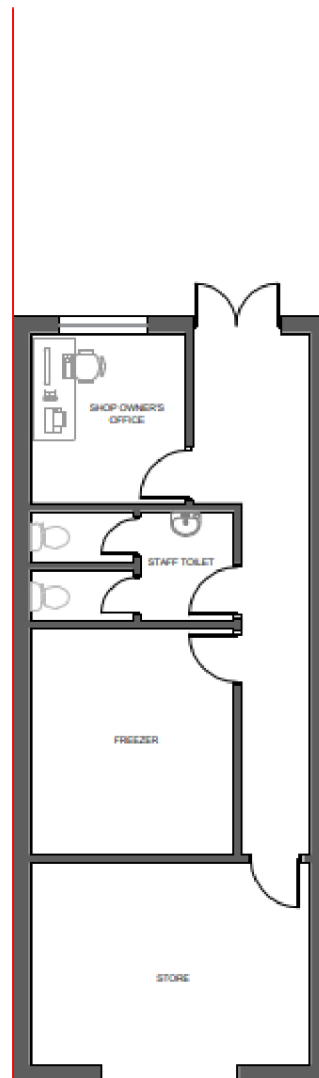
Proposed Elevations



Existing and Proposed Floor Plans



EXISTING
GROUND FLOOR PLAN



PROPOSED
GROUND FLOOR PLAN

Design, Character and Appearance

Policy CS19 (LPCS) states that new development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards.

Paragraph 131 of the NPPF (2024) requires good design, creating better places in which to live and work.

The proposal is for the extension to the existing outbuilding. Views are mainly from Avon Close only. The site is located in a mixed residential and retail/commercial area, to the rear of the small parade of shops with many of the units having outbuildings of varying sizes. Specifically, and as can be seen from the following satellite image, No. 8 has a similar sized outbuilding to the proposed which is adjacent to the application site and No. 12 has a larger outbuilding than the proposed:



The height of the outbuilding will not alter and the proposed extension will match the existing building.

The outbuilding will remain ancillary to the takeaway/commercial use and a condition can be added to any forthcoming decision to that effect. Whilst the outbuilding is large and will utilise most of the rear yard area, it will sit in line with the adjacent outbuilding at No. 8, and the site is commercial within a parade of shops where similar arrangements can be seen.

With regard to the staff facilities, the main premises currently only contain a small room and do not benefit from any toilet or storage provision. The outbuilding is therefore intended to provide essential welfare amenities and storage space that cannot be accommodated within the existing premises.

Therefore, the proposal would be used to assist in the running of the existing takeaway, providing additional storage and staff facilities and the use would remain as commercial use. In addition, the proposed would support the continual running of a local business that is clearly well used by the local community.

It is therefore considered that the development would be in accordance with Policy CS19 (LPCS) and paragraphs 131 and 135 of the NPPF (2024).

Neighbouring Amenity

Policy CS19 (LPCS) states that new development will be located, designed and constructed to safeguard amenity and would avoid adverse environmental impacts from pollution, including noise.

Paragraph 135 of the NPPF (2024) requires development to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standards of amenity for existing and future users.

The site is located within a mixed use area, however the parade of shops are commercial use with similar outbuildings located to the rear. The proposals would increase the footprint of the existing outbuilding within the curtilage of the site and the use would remain the same.

Therefore, taking all the above into account, it is considered that the proposal would not result in a detrimental impact on the amenities of any surrounding properties and would be in accordance with Policy CS19 (LPCS) and paragraph 135f of the NPPF (2024).

Highways and Parking

Policy CS11 (LPCS) requires new developments to mitigate their impact on the highways and public transport networks and ensure an adequate supply of public car parking.

The existing building is not used for parking and therefore no alterations to any parking provision. There would therefore be no objection in relation to Policy CS11 (LPCS).

Conclusion & Recommendation

For the reasons laid out above, it is considered that the proposed extension to the existing outbuilding would be in accordance with local and national planning policy, subject to conditions of materials and ancillary use.

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

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	3 rd July 2025	Dated:	04 July 2025