



Delegated Report

Householder Planning Application

Planning Application No: 20251026

Location: 77 St Francis Avenue Gravesend Kent DA12 4SZ

Description: Retrospective application for the erection of a single storey garden outbuilding.

Applicant: Mrs Diana Parascan

Site Visit Date: Street View Visit 30th October 2025 and Photos Provided by agent

Preliminary Matters

During the course of the application, it was noted that the development as carried out did not appear to be in accordance with the plans. As such, the agent was asked to confirm whether the development would be altered to align with the proposed plans, or alternatively, provide revised drawings. Revised plans were provided and accepted by the Local Planning Authority, with an extension of time agreed. In this instance, it was considered that re-consultation was not required.

Submitted Documents/Plans

Application Form;
Drawing No. LBA 4064 – 01/LB Rev A – Floor Plans and Elevations – Existing; and
Drawing No. LBA 4064 – 02/LB Rev A – OS Plan Pre-Existing and Block Plan – Existing.

Superseded Documents/Plans

~~Drawing No. LBA 4064 – 01/LB – Floor Plans and Elevations – Existing; and~~
~~Drawing No. LBA 4064 – 02/LB – Block Plan – Existing and OS Plan – Pre-Existing.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230564	Prior approval application for a single storey rear extension with a depth of 3.5 metres, maximum height of 3 metres and eaves height of 3 metres.	Prior Approval not Required	23.06.2023

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)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 30.10.25 and no responses were received. The overall consultation period expired on 21.11.25.

Site Description

77 St Francis Avenue is a two storey semi-detached property.

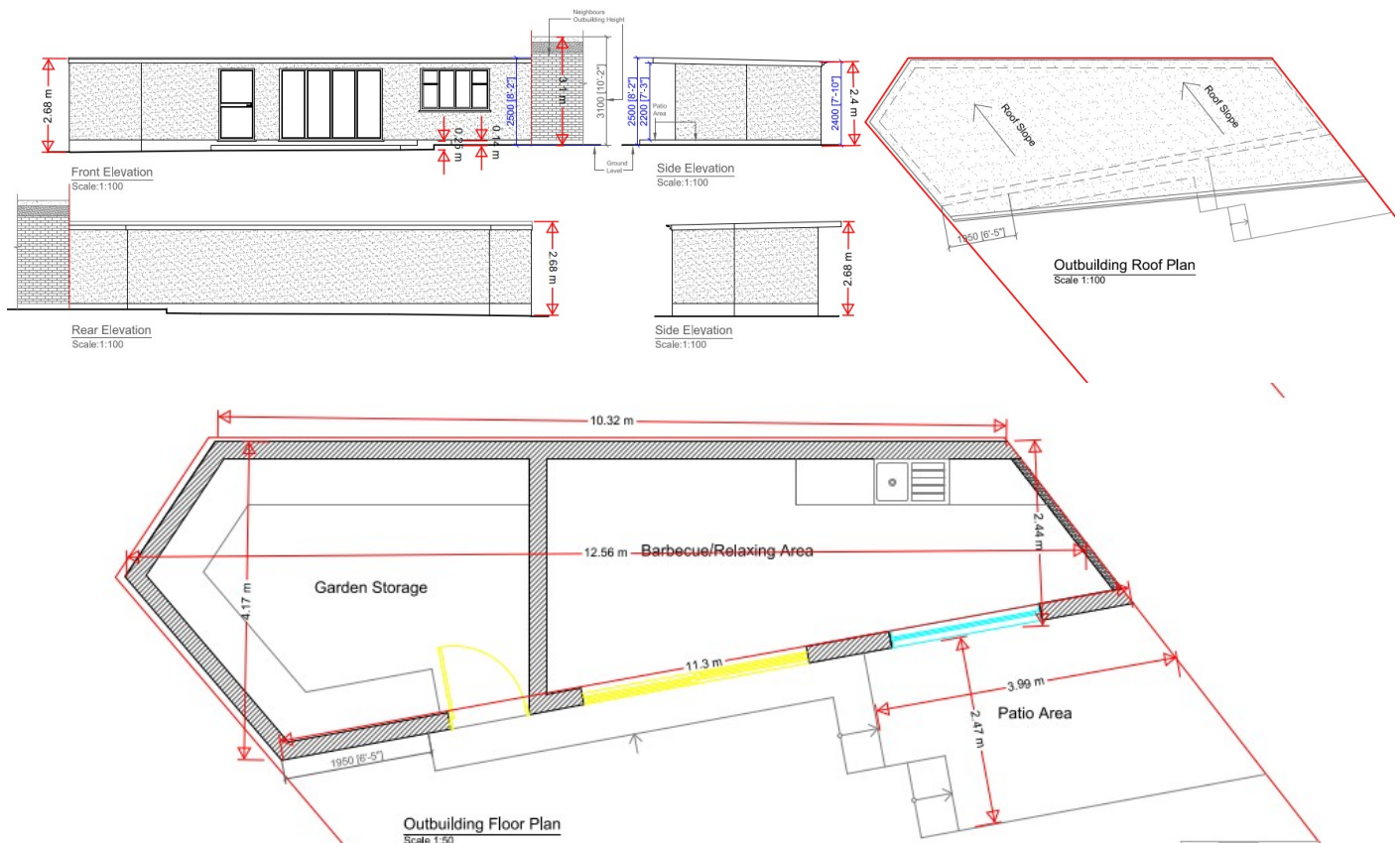
Site Photo



This application is a retrospective application for the erection of a single storey garden outbuilding. It is noted through correspondence with the agent that the construction of the outbuilding has not been completed in its entirety.

Proposed Development

The outbuilding would be used for garden storage purposes along with a barbeque/ relaxation area. A low level raised deck/patio area is incorporated into the design. Case officer measurements are indicated in black and red on the drawings.



Officer's Analysis

Design, Character and Appearance

The outbuilding is large but is situated at the far end of the rear garden of 77 St Francis Avenue, which is a preferable position, in accordance with Gravesham's Householder Extensions/Alterations Design Guide (2021). Sufficient garden space is retained, post development, from a design point of view. The outbuilding is to have uPVC windows and doors in white (as per the photos), and the walls shall be finished in render

which would not be uncommon for outbuildings in the urban area. The use of the outbuilding would be incidental to the dwelling and does not include bedrooms or a commercial use. Notwithstanding this, given the scale of the outbuilding and the sink facilities indicated for the barbeque area (which could be considered to represent a form of primary living accommodation), it would be important to include conditions to limit the use of the outbuilding, should planning permission be forthcoming.

Overall, in terms of design, character and appearance, the proposal is considered to accord with CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

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

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application. Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook. In situ, the proposal raises no concerns in terms of neighbouring amenity. The outbuilding is single storey, is for incidental purposes and would not contain habitable rooms. In addition, the raised patio area is not excessive in height, and the existing outbuilding/garage buildings at No.79 St Francis Avenue are constructed along the shared boundary, which would serve to screen the development. It is considered that the proposal would also not harm the amenity of No. 75. Therefore, the development would accord with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no parking and highways concerns that arise as a result of this proposal.

Conclusion

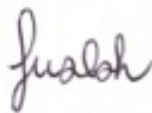
The application has been fully considered and is in accordance with local and national planning policy.

The outbuilding has been suitably positioned within the rear garden of the application property, there would not be a detrimental impact on the appearance of the street scene and there are no concerns in terms of residential amenity or parking.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	29 th January 2025	Dated:	29 January 2026

