

Delegated Report

Approval of Details Application

Planning Application No: 20250991

Location: 256 Singlewell Road, Gravesend, Kent DA11 7RE

Description: Application for approval of condition 2 – details of on- site parking for four vehicles and one bicycle (including layout plans, specifications for the weatherproof cycle parking, the signage to identify a defined gymnasium car parking space and the method to ensure that the gymnasium parking is available to each client) attached to planning reference number 20250547.

Applicant: Mr M Dhariwal

Submitted Documents/Plans

Application forms
Cover letter
Drawing no E116(08)003 Parking Plan
Drawing no E116(08)004 Bike Shed Location
Photograph of 'Customer Parking' Sign
Photographs of the Bike Shed

Relevant Planning History

Reference	Description	Decision	Decision Date
20250547	Change of use of incidental outbuilding for the dwelling to a mixed use Sui Generis building comprising of gym and incidental purposes in relating to the single family dwelling	Permitted	27/08/25
20211246	Variation of condition 3 of 20130959 to allow the gym outbuilding to be used for a personal trainer's business	Permitted (temporary)	03/12/21

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS08 – Retail, Leisure and the Hierarchy of Centres
- CS11 – Transport
- CS12 – Green Infrastructure
- CS13 – Green Space, Sport and Recreation
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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 First 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 8 – Promoting safe and healthy communities
- Section 12 – Achieving well- designed places

Officer's Analysis

This is an application for the approval of condition 2 attached to planning permission 20250547 relating to details of on- site parking for four vehicles and one bicycle (including layout plans, specifications for the weatherproof cycle parking, the signage to identify a defined gymnasium car parking space and the method to ensure that the gymnasium parking is available to each client)

Condition 2 -

Within three months of the date of this approval, details of on- site parking for four vehicles and one bicycle (including layout plans, specifications for the weatherproof cycle parking, the signage to identify a defined gymnasium car parking space and the method to ensure that the gymnasium parking space is available to each client), shall be submitted to and approved in writing by the Local Planning Authority. The approved on- site parking provision shall be provided within three months of the date of the approval and shall thereafter be retained and managed permanently.

Reason: To ensure adequate parking for the dwelling and commercial unit, in the interests of highway safety and in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review 1994

The details shown on the submitted plans indicate four car parking spaces within the front garden of the dwelling, the righthand- most of the spaces being for the customer parking and clearly sign posted as such. The submitted plans also indicated an existing weatherproof secure storage shed, in the rear garden of the property, to be used as for bicycle storage. Photographs of the shed have been submitted.

In terms of the method to ensure that the gymnasium parking space remains available for clients, a management system is in place to avoid any overlap and conflict. Upon booking, each client is notified that a dedicated on- site parking space is provided for their use. Appointments are scheduled with a 10 minute buffer between sessions which allows for sufficient time for clients to depart before the next arrival. During operational hours, the allocated parking space is reserved exclusively for client use and no members of the household are allowed to use it. This arrangement is to be actively managed by the applicant to ensure continual compliance and uninterrupted access for clients.

The proposed details are considered to be acceptable. Therefore, the proposal is considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy (2014). As such, the Local Planning Authority approve condition 2.

Discharge condition 2

Recommendation

Approval of condition 2.

Case Officer: Mr Thomas Gabriel

Signed: TM Gabriel

Dated: 13 November 2025

Team Leader: Richard Hart

Signed: *R Hart*

Dated: 14th November 2025