

Delegated Report

Householder Planning Application

Planning Application No: 20251134

Location: 42 Cambria Crescent Gravesend Kent DA12 4NH

Description: Retention of outbuilding containing shower room, WC, Kitchen, Office and Gym.

Applicant: Mr _ Mrs B Idonije

Site Visit Date: 27.11.25

Procedural Matters

During the course of the application and site visit, it was noted that the shed which was proposed to be demolished as part of application 20250113 was still in situ. In addition, the agent was contacted to advise that the existing garage room layout/set up (containing shower room and WC) could be considered to have the appearance of being used as an annexe/accommodation and as such the Local Planning Authority would be unable to support the new outbuilding, complete with shower room, WC and kitchen.

Notwithstanding this, the applicants had previously conveyed their intention to return the garage room to its original use and structure, and therefore, the agent was invited to submit revised plans accordingly -showing the following:

- The internal layout of the existing garage building on existing plans and elevations with the existing use, including room layouts.
- The internal layout of the proposed garage building identifying a return to the building use as a garage only.
- The shed should also be shown on the existing block plan, with the proposed block plan identifying this to be demolished as per the previous application.

Therefore, if planning permission were to be forthcoming for this current application, then appropriately worded conditions could be added to the decision notice in order to secure the use of the garage building, the demolition of the shed and also the use of the new outbuilding.

Following discussions with the applicants, the agent provided revised plans, which were accepted by the Local Planning Authority. In this instance, re-consultation was not considered to be necessary as the changes would reflect a less intensive use; as storage and garage only; capable of being controlled by condition if planning permission were to be forthcoming.

Submitted Documents/Plans

Application Form;
Supplementary Information – Planning Statement;
Drawing No. 42CC/A3/01A – REVISED Site Location Plan and Block Plans – Pre-Existing and Existing;
Drawing No. 42CC/A3/02 – Floor Plan and Elevations – Pre Existing and Existing;
Drawing No. 42CC/A3/03 – Floor Plan and Elevations – Existing;
Drawing No. 42CC/A3/04 – Garage Floor Plan and Elevations – Existing;
Drawing No. 42CC/A3/05 – Garage Floor Plans and Elevations – Proposed.

Superseded Documents/Plans

~~Drawing No. 42CC/A3/01 – Site Location Plan and Block Plan – Pre Existing and Existing.~~

Plan Note

It is noted that the block plans (existing and proposed) show differences to the front and rear of the dwelling. For the avoidance of doubt, it should be noted that this does not form part of this application assessment. This application is with regards to the retention of the outbuilding containing shower room, WC, Kitchen, Office and Gym (relating to 20250113) and also the use of the garage building and the demolition of the shed.



Relevant Planning History

Reference	Description	Decision	Decision Date
20250113	Erection of a part first floor, part two storey front extension, erection of a first floor rear extension and erection of an outbuilding in the rear garden.	Permitted	04.04.2025
20020567	Erection of two storey rear extension to form kitchen and w.c. at ground floor level with bedroom and enlarged bedroom at first floor level and erection of a front porch.	Permitted	30.08.2002

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

Five surrounding properties were consulted, a site notice was displayed on 27.12.2025 and the overall consultation period expired on 19.12.25.

41 representations were received, with five representations objecting to the proposal and the remaining representations in support. These comments are summarised below:

Summary of comments objecting to the proposal:

- What has been constructed bears no resemblance to the approved drawings and represents a significant departure from what was presented to both myself and the planning authority.
- Have the installations been inspected via building control and have utility companies been consulted.
- These additions remove any reasonable claim that the structure is incidental and instead render it suitable for independent occupation, which was never applied for or approved.
- They already have a fully contained annex in the garage that contains a shower and WC alongside a kitchenette. I therefore do not understand the urgency in which to add an additional shower and kitchen area.
- (Comments make reference to other properties).
- The garage annex was advertised on the internet for £600 per month.
- I have seen people coming and going through the night into the garage annex
- I believe that if this application is allowed that they will at some point put people in the building. It is set up as a mini-house. They already have a shower and kitchen in the garage annex so I do not know why they would need more at the bottom of a garden.
- Negatively impacts the amenity of the neighbourhood
- Raises a high likelihood of unauthorised residential sub-letting
- Throughout the process, the applicant has provided inconsistent, unclear, and misleading information regarding the true purpose of the building. The pattern of behaviour, alongside their existing practice of sub-letting other structures on-site, raises extremely serious concerns that this outbuilding has been deliberately constructed for unapproved residential sub-letting, not for the stated purpose in the original application.



Summary of comments in support of the proposal:

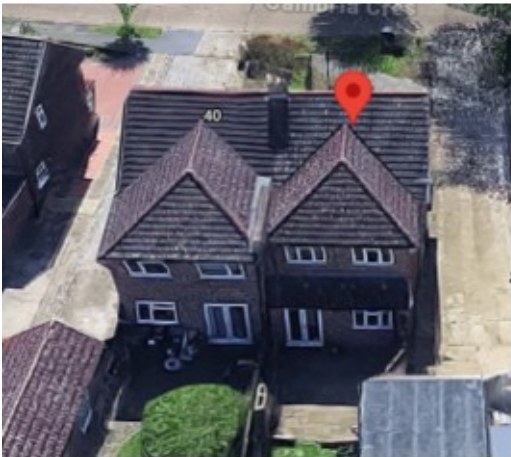
- Several nearby properties have outbuildings with similar facilities, the proposal is consistent with these precedents.
- The intended use has not changed and it will not be used for sleeping accommodation.
- The outbuilding remains clearly ancillary with no evidence of independent occupation.
- The development does not give rise to any material planning harm in terms of character, amenity, or impact on neighbouring properties.
- The additions made to the interior of the outbuilding in no way affect the surrounding properties. There is no increased noise, overlooking, or impact on privacy.
- The proposed addition of a small shower, toilet, and kitchenette is a practical and reasonable improvement, particularly as the family is currently undergoing a major double front and rear extension which temporarily leaves them without a kitchen.
- (Comments make reference to other properties).
- The outbuilding helps reduce the need for off-site working and travel, which has wider environmental benefits.
- It will boost the value of the property and enhance its functionality.
- Proposal adheres to planning policies.

Comments relating to material planning considerations such as design, character and appearance, purpose of the outbuilding, and amenity impact shall be considered in the relevant sections of the report below. Non-material planning considerations such as building regulations, property value, civil matters and utility arrangements are not material planning considerations in the case of this application, but may fall under other regulations such as building control etc.

Site Description

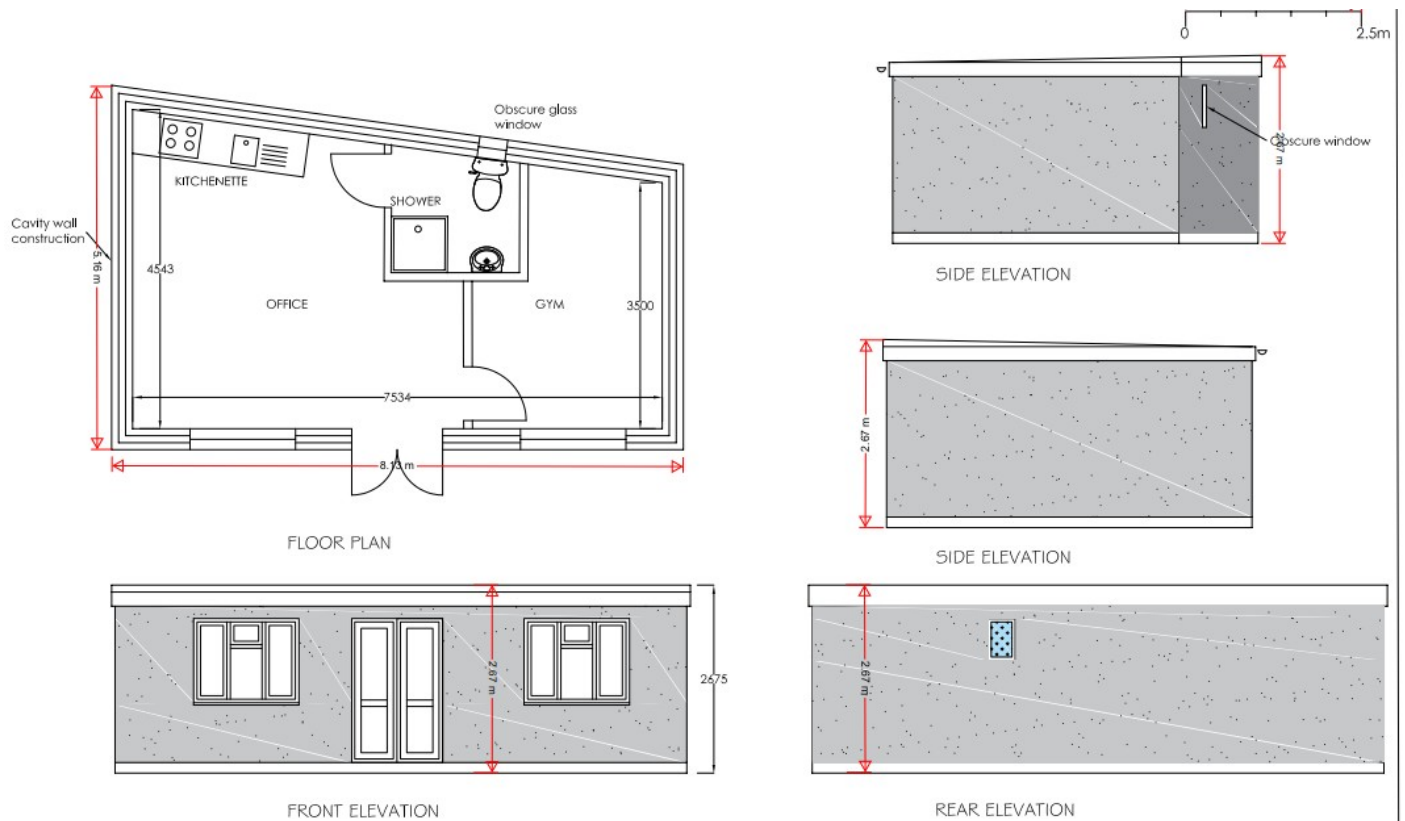
42 Cambria Crescent is a two storey, semi-detached property fronting the northern side of the highway.

Google Images



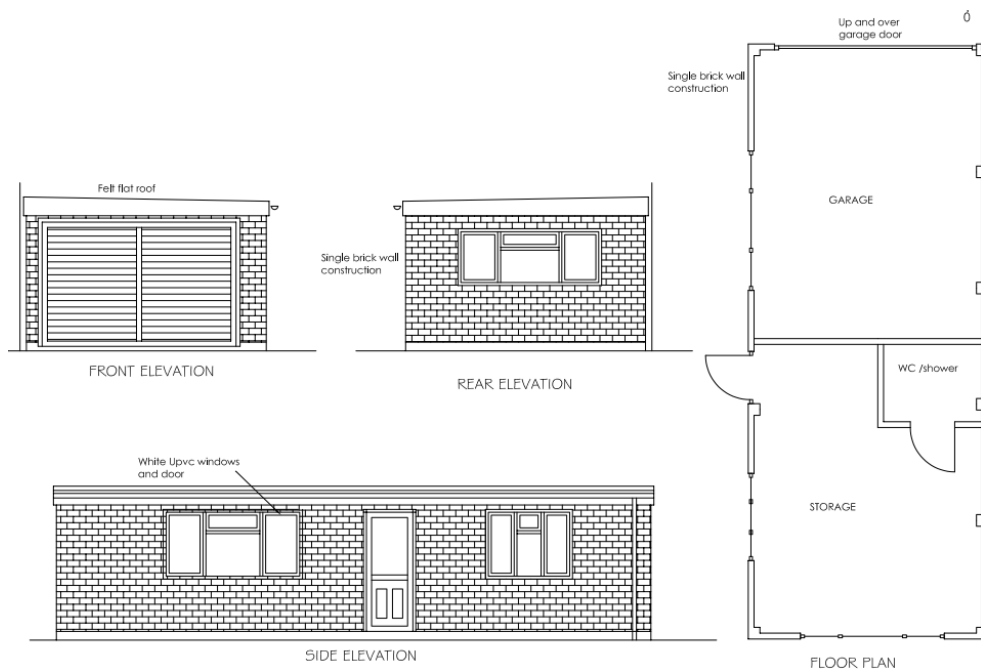
Proposed Development

The retention of the outbuilding includes the block/render exterior and the internal/external layout as follows:

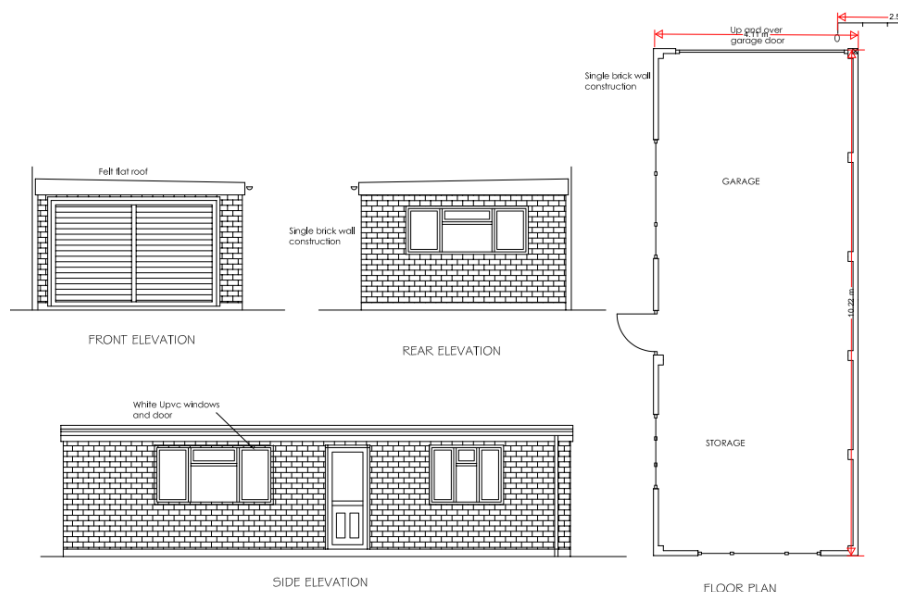


The changes to the existing garage building are internal changes only, as follows:

Existing Plans and Elevations:



Proposed Plans and Elevations:



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that 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. Moreover, 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) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

Under application 20250113, the proposed outbuilding was approved to be constructed using external facing brickwork, and to be used as a gym/office. As indicated by the plans for this application, the internal structure of the outbuilding, as has been constructed, contains a gym, office, kitchen area and shower room. It has also been finished externally with render.

Site Visit Photo of outbuilding



The outbuilding is situated at the back of the rear garden, is not excessive in scale, and it is considered common for outbuildings in the urban area to be finished in render. As such there are no concerns with the external appearance of the outbuilding. As per the accompanying statement provided with this application, it would be used as a private gym and home office space. It is not intended for use as sleeping accommodation or as a self-contained unit for rent. The kitchen area is for preparing light meals whilst working in the home office and also serves the family whilst the kitchen in the dwelling will be unusable. The shower/toilet is described as being for convenience and hygiene purposes. The outbuilding includes uses that can be considered to be examples of primary living accommodation, as such it does not fall under permitted development and requires planning permission. In addition to this, the garage building also contains a form of primary living accommodation. As such, both outbuildings containing examples of primary living accommodation would not be considered to be acceptable, and it was agreed (as previously mentioned) to supply plans of the garage building reverting to the use as a garage only (with storage). Returning back to the issue of the outbuilding itself, notwithstanding the information included with the application, the outbuilding does contain facilities that could serve as living accommodation. As such, in the event planning permission were to be forthcoming for the development, it is considered that conditions restricting the use of the outbuilding and garage would be necessary. In addition, the block plans show the demolition of an existing timber shed (as per application 20250113) which was found to counteract some of the garden space taken up by the proposed outbuilding. As such, a condition relating to the demolition of the shed is also considered to be necessary if planning permission were to be forthcoming. On balance, for the reasons outlined above, and subject to conditions, the proposal is considered to be acceptable.

Overall, in terms of design, the proposal is considered to accord with Policy 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 proposal is considered to provide sufficient garden space for future occupiers. The window to serve the shower room is described as obscure glazed, which would protect privacy. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

As aforementioned above, there have been many responses as a result of the consultation carried out for this application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. In situ, with consideration to the scale of the proposal, the development is not considered to detrimentally impact neighbouring amenity. The concerns regarding the potential use of the outbuilding are noted, however, as aforementioned above, the use of the outbuilding can be controlled by condition. Any breach of the conditions could potentially be dealt with by enforcement action being taken.

Therefore, the development accords with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024) in terms of neighbouring amenity.

Parking and Highways

There are no concerns in relation to highways and parking that arise as a result of this proposal. The garage building reverting to a garage/storage only use gives additional space within the garage.

Conclusion

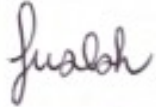
The application has been fully considered and is in accordance with local and national planning policy.

Subject to conditions, the proposed development is not considered to detrimentally impact the character and appearance of the host dwelling and is not visible from the street scene. In addition, the proposal does not harm the amenity of future occupiers and neighbours.

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:	6 th January 2026	Dated:	06 January 2025