

Delegated Report

Householder Planning Application

Planning Application No: 20251184

Location: 25 Edgehill Gardens Istead Rise Gravesend Kent

Description: Erection of outbuilding containing a residential annexe in rear garden.

Applicant: Dean Jackson

Site Visit Date: 20 January 2026

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. Layout ID 00 Existing and proposed block plans and site location plan dated 2026-02-13;
Drawing no. Layout ID 01 Proposed layouts, elevations and 3D images dated 2026-02-13;
Drawing no. Layout ID 03 Existing and proposed sections dated 2026-02-13; and
Planning Statement 2025-11-17.

Superseded Documents/Plans

~~Drawing no. Layout ID 00 Existing and proposed block plans and site location plan dated 2025-12-02;~~
~~Drawing no. Layout ID 01 Proposed layouts, elevations and 3D images dated 2025-12-02; and~~
~~Drawing no. Layout ID 03 Existing and proposed sections dated 2026-02-10.~~

Procedural Issues

Following a request by the case officer, the applicant has clarified the extent of proposed groundworks and illustrated a stepped access to the proposed outbuilding. The amended drawings were not subject to additional publicity or consultation because they provide clarification only.

Relevant Planning History

Reference	Description	Decision	Decision Date
19940282	Application for the approval of the landscaping scheme as required by condition (vii) of planning permission ref. no. GR/93/249.	Approval of details	28.06.1994
19930249	REVISED - Erection of detached two storey dwelling with integral garage in part of the rear garden of 43 Lewis Road with access to Edgehill Gardens.	Permitted	19.10.1993
19910353	Details pursuant to GR/88/218 for erection of detached dwelling with detached double garage at the front.	Approval of details	15.11.1991
19880218	Erection of a detached dwelling in part of the rear garden of 43 Lewis Road with access to Edgehill Gardens and provision of replacement garaging and parking for no 23 Edgehill Gardens.	Permitted	23.05.1988

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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

GBC Environmental Protection Team (Regulatory Services)

The site falls within the buffer zone of a former landfill site. Therefore, the following is advised:

Watching Brief:

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Neighbouring properties

The application was publicised by a site notice and to seven neighbouring properties by letter. Two representations (one objecting and one neither objecting or supporting) have been received and are

summarised as follows;

- The proposal would be visually intrusive when viewed from neighbouring gardens.
- Adverse impacts on outlook and residential amenity.
- Contrary to the established character of the area.
- The proposal would have all the facilities to function as independent living accommodation.
- Inappropriately intensifies residential use in a rear garden setting.
- Adequate sewage arrangements should be provided (there have been three sewer blockages since the dwelling constructed).

Officer's Analysis

Principle of a Residential Annex

The application site is defined on the Policies Map of the Gravesham Local Plan Core Strategy (2014) as lying within the urban area. Policy CS02 of the Core Strategy prioritises development in the urban area as a sustainable location for development. As such, there is no objection to the broad principle of extending/altering the application property subject to the proposed development meeting the detailed requirements of the national and local development plan policy framework.

Residential annexes are an increasingly common form of development that are normally proposed in order to allow relatives to live with their family but to retain some degree of independence. To remain ancillary accommodation and not be considered as a separate unit of accommodation, the use of annexe must be closely tied to the main dwelling.

The proposed development would provide residential accommodation in a single storey outbuilding located in the rear garden of the application property. The residential annexe would incorporate a bed/living room with a kitchenette and a shower room and would be occupied by the applicant's parent. The annexe would not have a full sized kitchen or any laundry facilities and would share access, services, a garden and living activities with the occupiers of the main dwelling. Therefore, there would be a familial and functional relationship between the occupier of the annexe and the main house and the proposal would not constitute a separate residential unit.

It is noted that the rear garden at the application site contains a pedestrian gate which provides access to the Lewis Road recreation ground. Although this gate may be used by the occupant(s) of the proposed annexe, provided that the rear garden is not subject to any subdivision, this access would not facilitate the independent use of the proposed outbuilding.

Overall, provided that any planning permission granted was conditioned to ensure that the residential annexe remains linked to the main dwelling and that no separate garden or curtilage area can be created in future, then the proposal would be acceptable in principle.

The following sections will assess the detailed design and amenity impacts of the proposal.

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to outbuildings, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals;

- Should only be used for purposes incidental to the enjoyment of the house;
- Should not deprive the existing property of adequate private garden space and should be subordinate to

the existing dwelling and plot;

- The Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment;
- Should not detract from the character of the area (especially where it will be visible from the street) and should be unobtrusively located to the side and rear of the dwelling; and
- Should not have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created through access or overlooking/overshadowing of existing properties.

The application site is located in the Istead Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The proposed development would comprise of an outbuilding with a footprint of 66 square metres and a height of 2.5 metres. A full width verandah would be located on the front elevation, with a projection of 1.5 metres and a raised platform/steps would provide access to the front of the building. The roof would be flat and the walls would be rendered.

It is noted that local residents have set out that the proposal would be visually intrusive when viewed from neighbouring gardens and be contrary to the established character of the area. However, there are a variety of existing residential outbuildings in the surrounding area and existing boundary treatments would screen much of the proposal from view.

The proposed development would be subservient in size to the dwelling at the application site and would have a general design and facing materials that would not be out of character with the existing built development, both at the site and in the surrounding area.

The proposed use would be for ancillary residential purposes and would not be a separate dwellinghouse and the residual area and depth of rear garden (following the proposal) would be significantly in excess of the minimum standard set out in the Borough Council's adopted Residential Layout Guidelines (RLG).

Due to the screening provided by existing boundary treatments and mature vegetation on the northern boundary and because the proposed would have a relatively low roof height, the proposal would not be visible from public vantage points or widely visible from surrounding gardens.

The application site is located in a village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would not adversely affect the overall landscape character of the surrounding area.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and be in line with the Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed development would not adversely affect the private amenity space or internal layout of the application property and would not adversely impact on the privacy, daylight or sunlight of its occupants.

The Nationally Described Space Standards (NDSS) set out that for a one bedroom, two person, single storey dwelling, a minimum of 50 square metres floor area is required (with 1.5 square metres of built in storage). The proposed residential annexe (which would not actually be required to meet this standard because it is not a separate dwelling) would have a floor area of 53 square metres, which would provide good living conditions for future occupiers.

Overall, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

It is noted that local residents have set out that the proposal would have adverse impacts on outlook and residential amenity. However, the outbuilding would not be located in close proximity to any neighbouring dwellings.

Due to the design of the proposed development, to the layout and orientation of the surrounding properties (e.g. the facing side windows at no. 23 Edgehill Gardens are over 26 metres away from the proposed front of the outbuilding and obliquely facing) and to the screening provided by boundary treatments, there would be no adverse overlooking, overshadowing, overbearing impacts to the occupiers of the surrounding dwellings. As such, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

According to the Borough Council's adopted Vehicle Parking Standards (SPG4), a four or more bedroom dwelling should have three vehicle parking spaces.

The application property has three bedrooms and on-site parking for at least three vehicles (in an existing garage and on the site frontage). The proposed development would essentially add a new bedroom to the dwelling.

The proposed development would not adversely impact upon the existing vehicle parking or access arrangements and as such, would be acceptable in highways terms and be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 1. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located within the buffer zone for the Lewis Road historic landfill site and the GBC Environmental Protection Team have set out the wording for a watching brief condition. Therefore, provided that this condition is attached to any planning permission granted, then there would be no adverse ground contamination impacts.

Local residents have raised a number of concerns, the majority of which have been covered in the above discussion. The outstanding issues are summarised (in italics) and commented on as follows;

- *The proposal would have all the facilities to function as independent living accommodation and inappropriately intensifies residential use in a rear garden setting* – despite the provision of all the required residential facilities, the proposal is for a residential annexe and not for a separate dwelling and must be determined as such. The proposed use would be ancillary to the existing dwelling and as such, it would not significantly intensify the residential use of the application site.
- *Adequate sewage arrangements should be provided* – this is a matter that would be addressed under the Building Regulations legislation.

The submitted Planning Statement sets out that the proposal would be permitted development, if it wasn't for the inclusion of the shower room. However, it should be noted that the proposal would not meet all the requirements of Schedule 2, Part 1, Class, E of the Town and Country Planning (General Permitted

Development) (England) Order 2015, as amended because the outbuilding would not be used for incidental purposes, it would be in an ancillary residential use and because the design includes a verandah, which is specifically precluded under Class E.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Use as an annexe only

No separation of garden area

Contamination watching brief

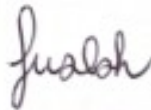
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	04 March 2026	Dated:	05 March 2026