

Delegated Report

Householder Planning Application

Planning Application No: 20260228

Location: 53 St Margarets Crescent Gravesend Kent DA12 4EJ

Description: Erection of an outbuilding in rear garden to form a gymnasium and shower/toilet.

Applicant: Mr. Veaceslav Lungu

Site Visit Date: Desktop Assessment

Preliminary Matters

The applicant was asked to reduce the height of the outbuilding from 5.5m to 4m as it was considered that 5.5m was excessive in terms of height. The applicant agreed to the reduction which allowed for a favourable outcome.

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 01 (Existing Block Plan)
- Drawing No: 03 (Existing Site Plan)
- Drawing No: 08 REVISION A (Existing/Proposed Site Plans)
- Drawing No: 04 REVISION A (Proposed Floor and Roof Plans)
- Drawing No: 07 REVISION A (Proposed Elevations)
- Drawing No: 02 (Proposed Block Plan)

Superseded

- ~~Drawing No: 07 (Proposed Elevations)~~
- ~~Drawing No: 04 (Proposed Floor and Roof Plans)~~
- ~~Drawing No: 08 (Existing/Proposed Site Plans)~~

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

KCC Public Right of Way

Thank you for your letter dated 5th March regarding the above planning application.

Public Bridleway NG10 runs to the rear of the property, outside the garden boundary, and will remain unaffected by the proposals. I enclose a copy of the Public Rights of Way network maps showing the line of the path for your information.

The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- *The applicant pays for the administration costs.*
- *The duration of the closure is kept to a minimum.*
- *Alternative routes will be provided for the duration of the closure.*
- *A minimum of six weeks' notice is required to process any applications for temporary closures.*

- This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

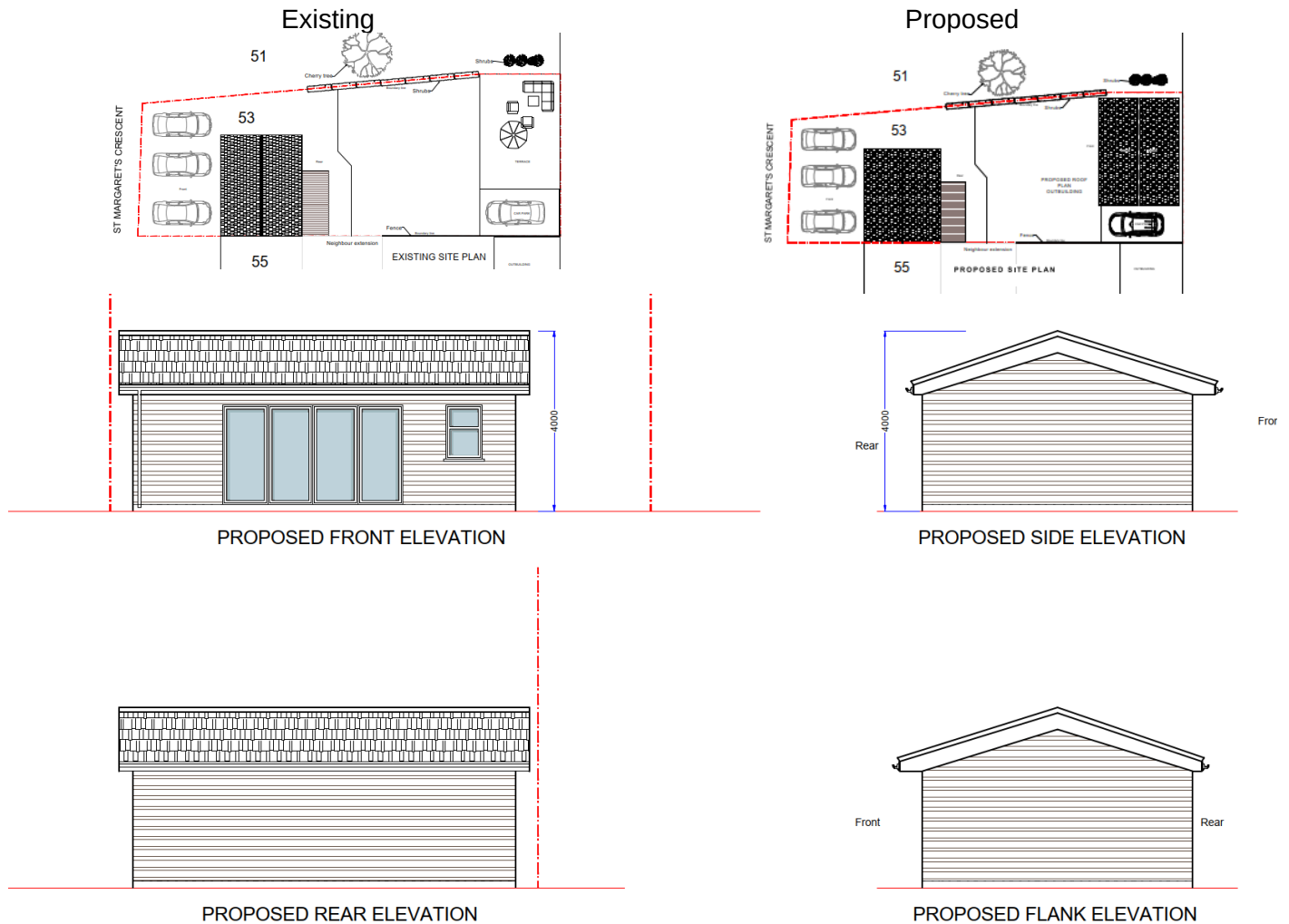
Neighbouring properties

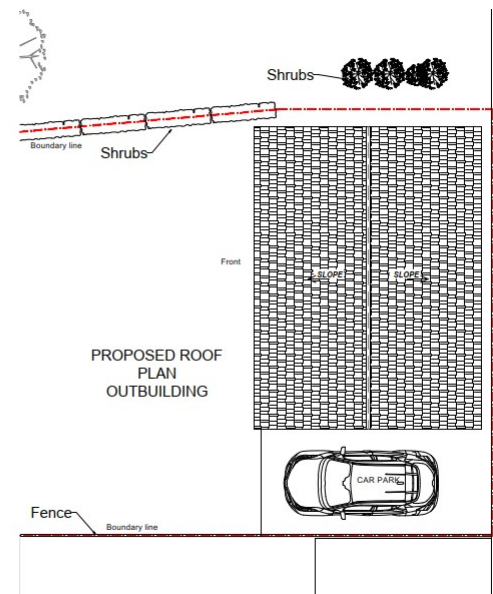
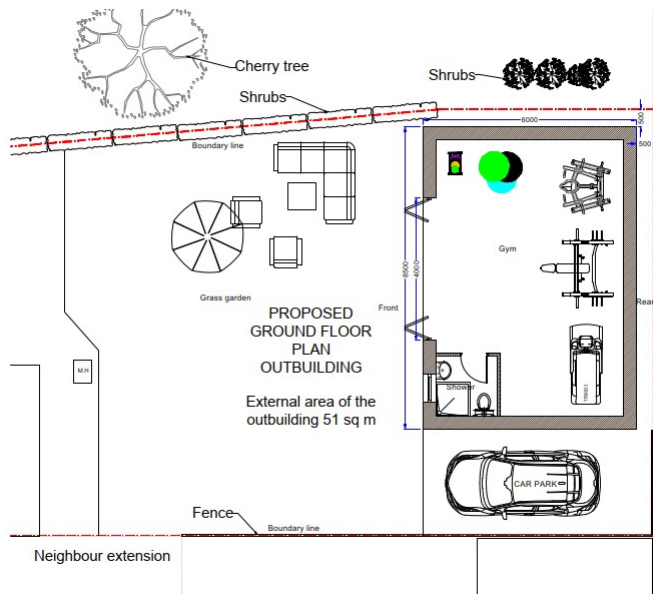
The application was advertised by way of site notice and letters to 2 surrounding properties. The consultation period expired on 17.04.2026 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of an outbuilding with a shower room for use as a gym.





Character and Appearance

The application site comprises a two storey semi detached dwelling, the plot on which it is situated opens up to the rear of the property resulting in a fairly generously sized garden.



There is a public right of way which runs to the rear of the property however the proposed development is contained within the applicant's own boundary and so there are no concerns in terms of the development impacting the right of way.

There are similar examples of outbuildings within the vicinity, and so the proposed is not considered to be an out of character addition which would be harmful to the wider character.

The outbuilding is located to the foot of the plot and will be constructed with a dual pitch roof which will have a height of 4m and an eaves height of 2.5m. The outbuilding is located away from the northern and eastern boundaries by 0.5m which means there will not be any encroachment.

In terms of scale the outbuilding is considered to be large, however there is a PD fall back for an outbuilding with a larger footprint, albeit located further away from the boundaries.

The application does not explicitly state any proposed materials for the outbuilding, therefore a condition will be applied to ensure that the outbuilding is constructed using materials to match the main dwelling as this will ensure a satisfactory visual relationship between the structures.

The design of the outbuilding is acceptable and on balance the proposal is considered compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development there would be sufficient amenity space in line with the requirements of SPG2 Residential Layout Guidance 2020. The use of the building is for purposes incidental to the main dwelling which is acceptable, despite the large size of the building. Any alternative use of the building other than outlined on the approved plans, will require planning approval.

Neighbouring Amenity

The proposed outbuilding does not include any fenestrations in the flank or rear elevations which prevents any overlooking into neighbouring boundaries. The outbuilding will be conditioned so that the permitted fenestrations cannot be altered or new ones cannot be created without a grant of further planning consent.

The outbuilding will be conditioned so that it cannot be used as a separate unit of accommodation as a means of further safeguarding neighbouring privacy.

In terms of loss of light or outlook to neighbouring dwellings, the outbuilding is located to the foot of the plot and away from the main dwellings and so there will be no harm to light or outlook as a result of this development.

The proposed development complies with SPG2 – Residential Layout Guidance 2020.

Parking and Highways

The proposed development would not impact any existing parking arrangements, therefore there are no concerns in this regard.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	28.04.2026	Dated:	29th April 2026