



Delegated Report

Householder Planning Application

Planning Application No: 20250964

Location: 27 Coutts Avenue Shorne Gravesend Kent

Description: Erection of a outbuilding to contain annex and tool shed.

Applicant: Mr Ashdeep Sohal

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 25CA/A3/A03 (Existing/Proposed Block Plans)
- Drawing No: 25CA/A3/A02 (Proposed Plans, Elevations and Roof Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210407	Application for outline planning permission with some matters reserved for the demolition of existing house, erection of 2.no four bedroom dwellings and creation of vehicle crossovers.	Permitted	16.06.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Shorne Parish Council

The Parish Council has some concerns about this application.

The property is one of a pair of small but 4-bedroomed (7-person), newly built houses on the north side of Coutts Avenue near to the far end of the road.

The proposal is for a very large (11.3 by 6m plus 0.80m roof overhang = 77sqm), residential building and storage room at the far end of the garden. No justification of need is provided and the building, although called an annexe, is capable of being used as a separate residential dwelling. The proposed use of the "Tool Store" (16sqm internally) is not stated.

A gap of 1m is left on two sides but the eastern side is immediately adjacent to the fence line of the neighbouring house, which would create difficulty for maintenance.

With the site to become a 5-bedroomed, 9 person property there is concern about the adequacy of parking, as there are only 3 parking places on the site and street parking in Coutts Avenue is competitive and difficult.

We note from aerial views that the neighbouring new property at No.25 constructed a similarly located but smaller structure, of unknown use, before the house at No.27 was completed. Several other properties in the area can be seen to have garden structures but these are smaller than what is proposed here.

If this application is to be permitted we suggest that Conditions should be attached stating that the building is only an annexe to the main house and preventing use as a separate dwelling or for business use. The tool store area should not be habitable accommodation and not be joined up with the rest of the building.

Dickens Protection Society

The society to object that the annex is fully serviced and could be used as a separate dwelling.

Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 22.10.2025 and one supporting comment was received and one objection was received. The main points raised in the objection were:

- The velux will overlook into garden
- Fourth building to be constructed on this site
- Concerns relating to noisy building works

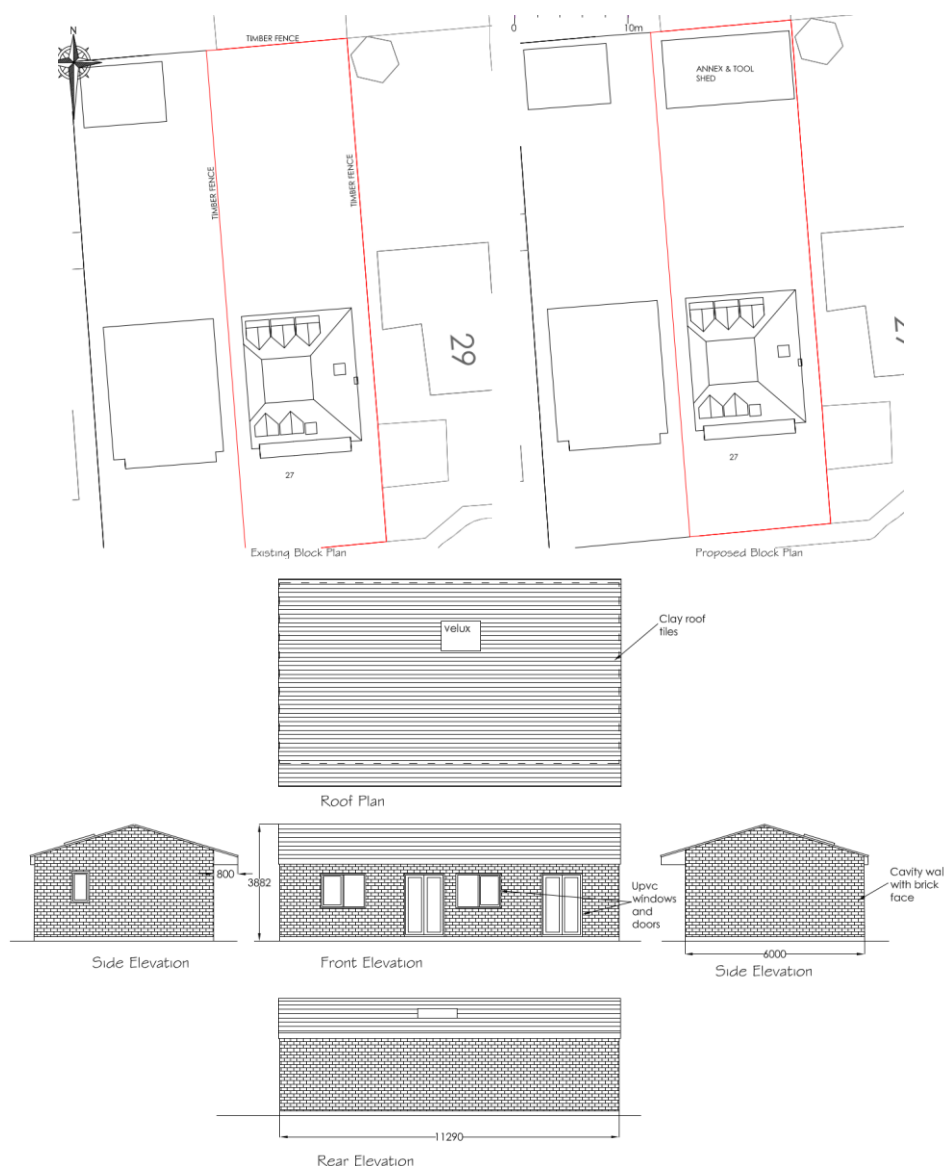
Some of the points raised are not material planning considerations. Any issues relating to noisy building works would be an issue which would need to be addressed by Environmental Protection. Should permission be forthcoming, an informative relating to construction noise hours will be provided to the applicant.

The number of buildings on a plot would be assessed in accordance with policy.

Analysis

Proposal

The proposal seeks to erect an outbuilding to create an annex and a toolshed at the foot of the plot.



Background

The application property was granted planning permission under reference 20210407 and as part of this permission the below planning condition was imposed:

9. Notwithstanding the provisions of Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any provision equivalent to it in any statutory instrument revoking and re-enacting or replacing that Order, no enlargements to the dwellinghouse, including the roof of the dwellinghouse (excluding the construction of a porch) or the construction of any outbuildings, shall occur, unless prior written consent has been obtained, in the form of full planning permission, from the Local Planning Authority.

Reason: In the interests of protecting the amenities of neighbouring properties, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Therefore planning permission would be required for the erection of an outbuilding.

Character and Appearance

The application property is a four bedroom semi detached dwelling situated within a rural settlement which is situated in a semi rural setting in Shorne.

The proposed development seeks to erect an outbuilding at the foot of the plot, the structure will comprise a brick finish and a dual pitch roof. There will be fenestrations in the southern and western elevations and the development will be contained within the plot boundary.

As can be seen from the below google earth image, outbuildings are not an uncommon addition to this area and so the proposed would not be deemed as an out of character addition albeit larger than what is seen in the neighbouring gardens.



The addition of an outbuilding is not considered to overcrowd the plot as there is sufficient area on the plot. The annex is set away from the boundaries by at least 1m on each side which will provide adequate space for future maintenance of the structure.

Given the distance of the development from the main residential units it is considered to be of an

acceptable height and scale. It is considered that a refusal on the basis of scale would not be balanced nor defensible at appeal.

The proposed development is considered to be appropriate in terms of its design and siting and compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The NPPF 2024 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

In terms of the additional living accommodation from the proposed annexe, the proposal will add a further one bedroom to the application property, taking it up to 5 bedrooms overall. Garden space around the property will equate to some 200sqm with a depth of 17m which far exceeds the adopted standards.

There is therefore no conflict with Policy CS19 of the Core Strategy 2014, or the standards set out in the NDSS 2015 and SPG2 in respect of the accommodation standards and retained garden for future occupants of the dwelling.

Access to the annex would be via the main dwelling, or an external side access. There is no vehicular or independent access. The annex will have a gross internal space of 39sqm which is compliant with the NDSS for a 1 bedroom, 1 person single storey dwelling. Furthermore, there would be adequate amenity space for the occupier of the annexe (and main property).

The annexe is within the curtilage of the main house and the garden space is shared with the main dwelling. The size of the accommodation is acceptable and would adequately serve as a separate self-contained unit of accommodation. The applicant has not explicitly stated the use of the accommodation, however in order to safeguard amenity the annex will be conditioned so that it cannot be sold, let or divided from the main dwelling.

In this case, a condition restricting the annexe as ancillary accommodation related to the existing main dwelling would help prevent any adverse impacts on amenities. Based on the imposition of this condition, the proposal would be acceptable in term of amenity impact. The proposal is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The annexe is not considered to cause any material harm to adjoining properties. The annexe is single storey and positioned at the bottom of the garden some distance from neighbouring houses. There is a window within the western flank elevation which will serve a w/c, this window can be conditioned to be obscured glazed and top hung and is not liable to cause an impact to privacy. The main fenestrations will face towards the main house, no additional openings could be conditioned. Based on the above it is considered that there would be no overlooking, or loss of privacy or light.

There is a proposed velux window within the northern elevation which is not liable to cause overlooking as it is located within the roof slope and not within a wall elevation.

Overall, the proposal would therefore safeguard the amenities of neighbouring properties, and as such, would comply with Policy CS19 of the Core Strategy 2014 and paragraph 135(f) of the NPPF 2024.

Parking and Highways

There would be an additional 1 bedroom at the property as a result of the proposal. The maximum vehicle parking standard for a 5 bedroom property is 3 spaces. There is existing parking provision at the front of the property for at least three cars.

The proposal would comply with Saved Policy P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Higham Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Higham Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

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:	19/11/2025	Dated:	6th January 2026