

Supporting Statement for Retrospective Planning Application

Address: 42 Cambria Crescent, Gravesend, Kent, DA12 4NH

Applicant: Mr & Mrs Idonije

Proposal: Retrospective application for the inclusion of a shower room, toilet, and small kitchenette within an approved outbuilding to be used as a home office and gym.

1. Background and Context

Planning permission was previously granted by Gravesham Borough Council for the construction of an outbuilding at the rear of the applicant's garden, to be used as a **home office and gym space**. During the construction phase, the applicant made minor internal alterations to include a **small shower room, toilet, and kitchenette**.

These additions were carried out in good faith and without the knowledge that separate approval would be required, as the **intended use of the outbuilding has not changed**. The structure remains for **incidental use** in connection with the main dwelling and is **not intended for use as sleeping accommodation** or as a self-contained unit for rent.

2. Reason for the Additional Facilities

The inclusion of the **shower and toilet** is to allow the applicant and family members to conveniently freshen up after exercising in the gym.

The **small kitchenette (comprising a small electric cooker and sink)** was included for preparing light meals such as porridge or soup during working hours in the home office.

In addition, the applicant's main dwelling has an approved **double front and double rear extension** currently under construction. During the construction period, the main kitchen will be unusable, and the small kitchenette in the outbuilding will provide a **temporary and practical alternative** for meal preparation for the applicant's family, which includes **four young children**.

At all times, the outbuilding remains **ancillary to the main dwelling** and will continue to serve that purpose.

3. Intended Use

The outbuilding will continue to be used exclusively as:

- A **home office**, supporting remote working arrangements.

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- A **private gym**, for personal and family fitness use.
- A **supplementary utility space**, with shower/toilet facilities for convenience and hygiene purposes.

There will be **no sleeping accommodation** or **independent living facilities** within the outbuilding, and it will **not be rented out or used as a separate residential unit**.

4. Comparable Local Precedents

The applicant notes that several nearby properties have been granted permission or permitted development approval for similar ancillary outbuildings that include sanitary and kitchenette facilities, including:

- **No. 44 Cambria Crescent, Gravesend, Kent, DA12 4NH** – Outbuilding annex with shower room, toilet, and kitchenette approved by the council; also an additional outbuilding with shower/toilet under permitted development.
- **No. 34 Cambria Crescent, Gravesend, Kent, DA12 4NH** – Outbuilding used as a garden room and gym with approved shower and toilet facilities.
- Various other properties within the Gravesham Borough area have **ancillary outbuildings** with similar facilities that have been approved or permitted under the Council's planning policies.

These precedents demonstrate that **the inclusion of such facilities is consistent with the character and pattern of development** in the local area and within the council's accepted planning framework for ancillary buildings.

5. Planning Considerations

- **Design and Appearance:**
The external design and dimensions of the outbuilding remain **unchanged from the originally approved plans**. The internal modifications do not impact the building's scale, height, or visual appearance.
- **Use and Character:**
The outbuilding remains **ancillary and incidental** to the main dwelling. The inclusion of a shower, toilet, and kitchenette does not alter its fundamental use or create a self-contained residential unit.

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- **Residential Amenity:**

There is **no adverse impact** on neighbouring properties in terms of privacy, noise, or visual intrusion. The facilities are internal and do not affect external appearance or usage patterns.

- **Precedent and Policy Compliance:**

The proposed arrangement is **in line with local and national planning policy** for incidental buildings and mirrors several comparable cases already approved within the borough.

6. Conclusion

In summary, the minor internal changes made to the approved outbuilding are **ancillary to its original and continuing use as a home office and gym**.

The facilities have been installed for **hygiene, convenience, and temporary family use** during major house renovation works, and are **not intended to create or facilitate independent living accommodation**.

The applicant respectfully requests that Gravesham Borough Council **approve this retrospective application**, recognising that:

- The **intent and use remain unchanged** from the approved proposal.
 - The **additions are reasonable, incidental, and in keeping** with the local context.
 - The **precedents within the area** confirm that such facilities are acceptable when ancillary to the main dwelling.
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Applicant's Declaration

I confirm that the outbuilding will **not be used for sleeping accommodation or rented out**, and its use will remain **incidental to the enjoyment of the main dwelling**.

Signed: Mr & Mrs Idonije_____

Name: Benedict and Nunya Idonije

Date: 03/11/2025