

Delegated Report

Householder Planning Application

Planning Application No:	20250831
Location:	80 Cross Lane East Gravesend Kent DA12 5HB
Description:	Retrospective application for retention of a single-storey timber outbuilding in the rear garden.
Applicant:	Mr Tony Gibbins
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
OS Plan
Block Plan
Drawing no. 801506 Rev. A (Plan View & Front Elevation)
Drawing no. 801507 Rev. A (Elevations)
Planning Statement
Photos

Relevant Planning History

There is no planning history for the property.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
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- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- 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 4 – Decision-making
- Section 9 – Promoting sustainable transport
- 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

Neighbouring properties

The application has been advertised by individual neighbour letters to four properties. The overall consultation period expired on 14 October 2025.

One letter of representation has been received from a neighbouring property with the following comments:

- The building does not comply with building regulations with regards to fire safety as it is constructed using combustible materials and is too close to property boundaries – the planning system should not endorse such a scheme that presents a clear risk to occupants and neighbouring properties aimed at safe and sustainable development.
- Retrospective approval would set a concerning precedent and conflict with planning policies.
- The building has an independent heating and cooling system and must meet thermal performance standards – no evidence has been provided to confirm compliance.
- Safety glazing is also relevant but there is no evidence this has been provided.

Local Ward Councillors were also consulted but no responses were received.

Officer's Analysis

Proposal

This application seeks retrospective permission for the retention of a single-storey timber outbuilding in the rear garden.



The building comprises a wooden summerhouse with a low, pitched roof. There is no living accommodation within the building. It is an open room used for recreational purposes and replaces a previous longstanding and similarly-sized outbuilding.

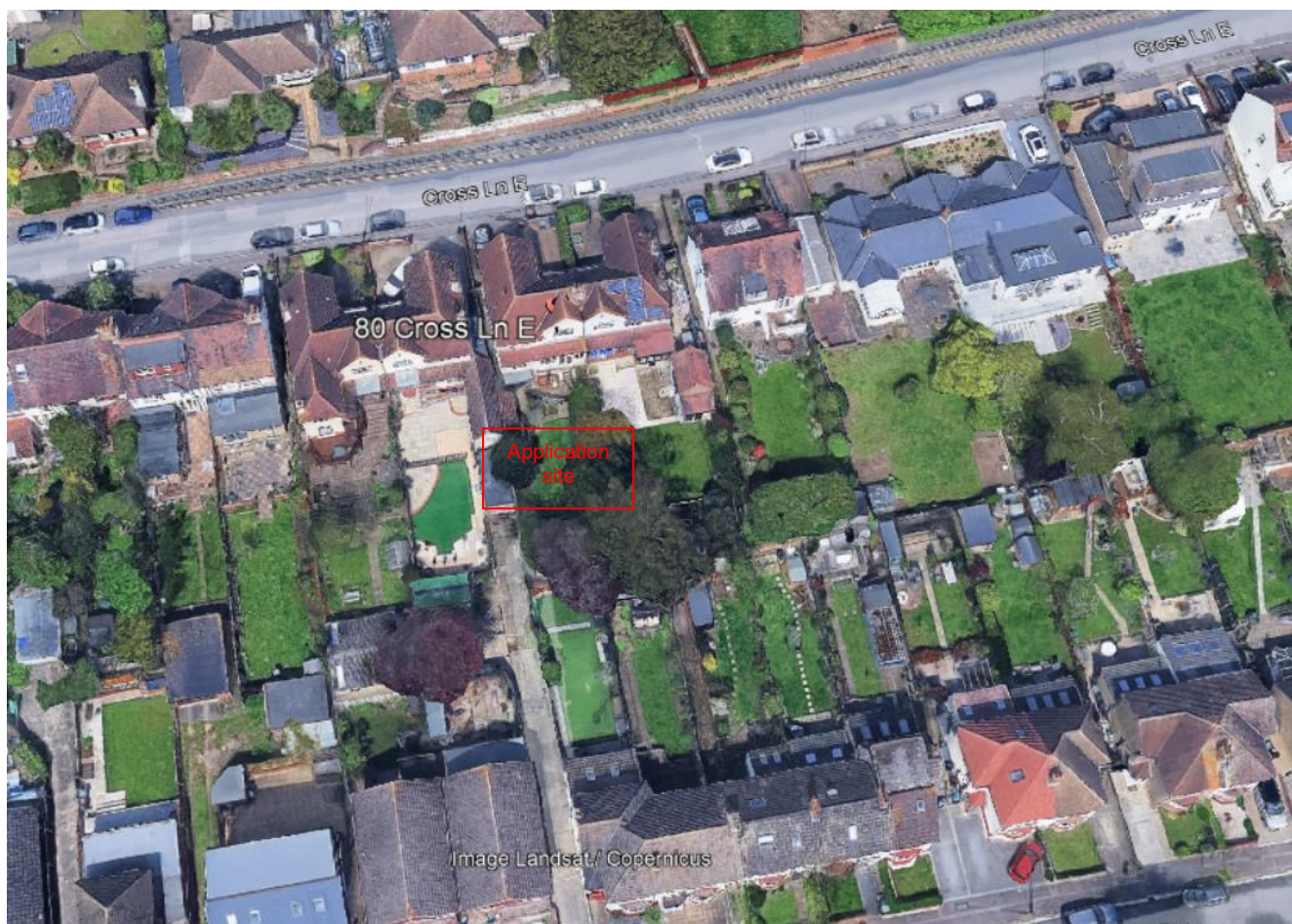
The outbuilding is placed on a patio which measures between 50mm to 120mm in height from the adjacent garden level (there is a slight cross garden slope).

The outbuilding is within 2m of the boundary with 82 Cross Lane East (0.7m away), 2.57m from No. 78, and 1.95m away from the rear boundary. The building measures 2.7m at the ridge and 2.2m at eaves level (from patio level).

Principle Issues

The site lies within the urban boundary of Gravesend and has no particular site constraints or designations.

Google Earth Aerial View:



As such, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

Section 12 of the NPPF 2024 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2024 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The property lies within the urban boundary of Gravesend and comprises a semi-detached dwelling in a good size plot.

The outbuilding is single storey, faced in cladding, located at the bottom of the rear garden and would not be visible from a public vantage point. It is surrounded by established trees and shrubs on the property boundaries. Rear outbuildings at the bottom of the garden appear to be a common feature in the surrounding properties. It must also be considered that at 2.7m high within 2m of one boundary, it is very close to complying with permitted development rights, which would allow a building of 2.5m high within 2m

of a neighbouring boundary. The eaves are less than 2.5m.

The design and siting of the outbuilding will have no adverse impact on the character and appearance of the street scene and surrounding area. On this basis, the proposal would be in accordance with Policy CS19 of the Core Strategy 2014 and paragraphs 131 and 135 of the NPPF 2024.

Residential Amenity

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.

Future Occupiers

The building contains no additional living accommodation. Garden space around the property is affected, as the outbuilding extends across the rear of the plot. However, there is a generous retained area of open garden.

On this basis, there is 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.

Neighbouring Properties

In terms of the impact on neighbouring amenities, the outbuilding does not cause material harm to any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. There is one small high-level window on the side facing No. 78, which would not enable any overlooking. The outbuilding is single storey with a low height at the eaves level and a satisfactory separation from neighbouring boundaries. Furthermore, it is positioned at the bottom of the garden away from neighbouring dwellings.

A neighbour has objected on the basis that the outbuilding does not comply with building regulations, but as the building does not contain sleeping accommodation it is understood this would not normally apply. However, this is not planning matter and is therefore not relevant to the assessment of this application.

Overall, the proposal would not harm 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

The proposal does not affect the current parking and access arrangements. There would therefore be no adverse parking or highway issues resulting from the proposal, which would comply with Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

The retrospective erection of an outbuilding is acceptable in terms of its design and impact on the application site and the character and appearance of the surrounding area, and with regards to residential amenity, and highways and parking matters. The proposals would therefore comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014, saved Policies T1 and P3 of the Local Plan 1994, and paragraphs 115, 131 and 135 of the NPPF 2024.

Recommendation

Permission subject to conditions.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	10th November 2025	Dated:	12th November 2025