



Delegated Report

Householder Planning Application

Planning Application No: 20250983

Location: 232 Singlewell Road Gravesend Kent DA11 7RE

Description: Retrospective application for the retention of the existing outbuilding.

Applicant: Mr Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 001 Rev A (Existing/Proposed Block Plans and Site Location Map)
- Drawing No: 002 Rev B (Existing Plan and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20250679	Application for a Proposed Lawful Development Certificate for the erection of a single storey outbuilding.	Certificate Granted	22.08.2025

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 29.10.2025 and two representations were received.

The main points raised were:

- The applicant's repeated changes to the approved plans demonstrate disregard for the planning process.
- Overbearing and Dominant Impact
- The outbuilding, planned to be 4m in height and positioned extremely close to the boundary, is visually imposing and overbearing.
- Negatively affects the outlook and privacy of neighbouring gardens which will impact the value of property.
- Loss of Green Buffer
- All greenery between the boundary fence and the outbuilding has been removed which provided natural barrier between the properties.
- No realistic opportunity to plant trees or large shrubs to soften the visual impact.
- Hard-edged structure with no landscaping mitigation which completely dominates the eye line.
- False and Misleading Representation of Proximity to Boundaries
- The outbuilding, in the current state, has been built unlawfully, significantly closer to the boundaries than shown in the previously accepted lawful development certificate.
- Too close to the boundary for such a tall building.
- The submitted plans are yet again incorrect.
- It appears that the brick wall is already closer than 1.5m in parts to some of the boundaries, therefore the Planning application does not reflect the true position of the outbuilding, because once the pitched roof is added, it will almost overhang the boundary of the neighbours.
- Cumulative Overdevelopment
- Together with the previously approved house and the hard landscaping to the front, this outbuilding contributes to a level of overdevelopment that erodes the site's character and harms neighbouring amenity.
- The outbuilding is contrary to the principles and conditions that underpinned the approved development. Its scale, proximity to the boundaries, and removal of green space make it unacceptable in both design and impact.

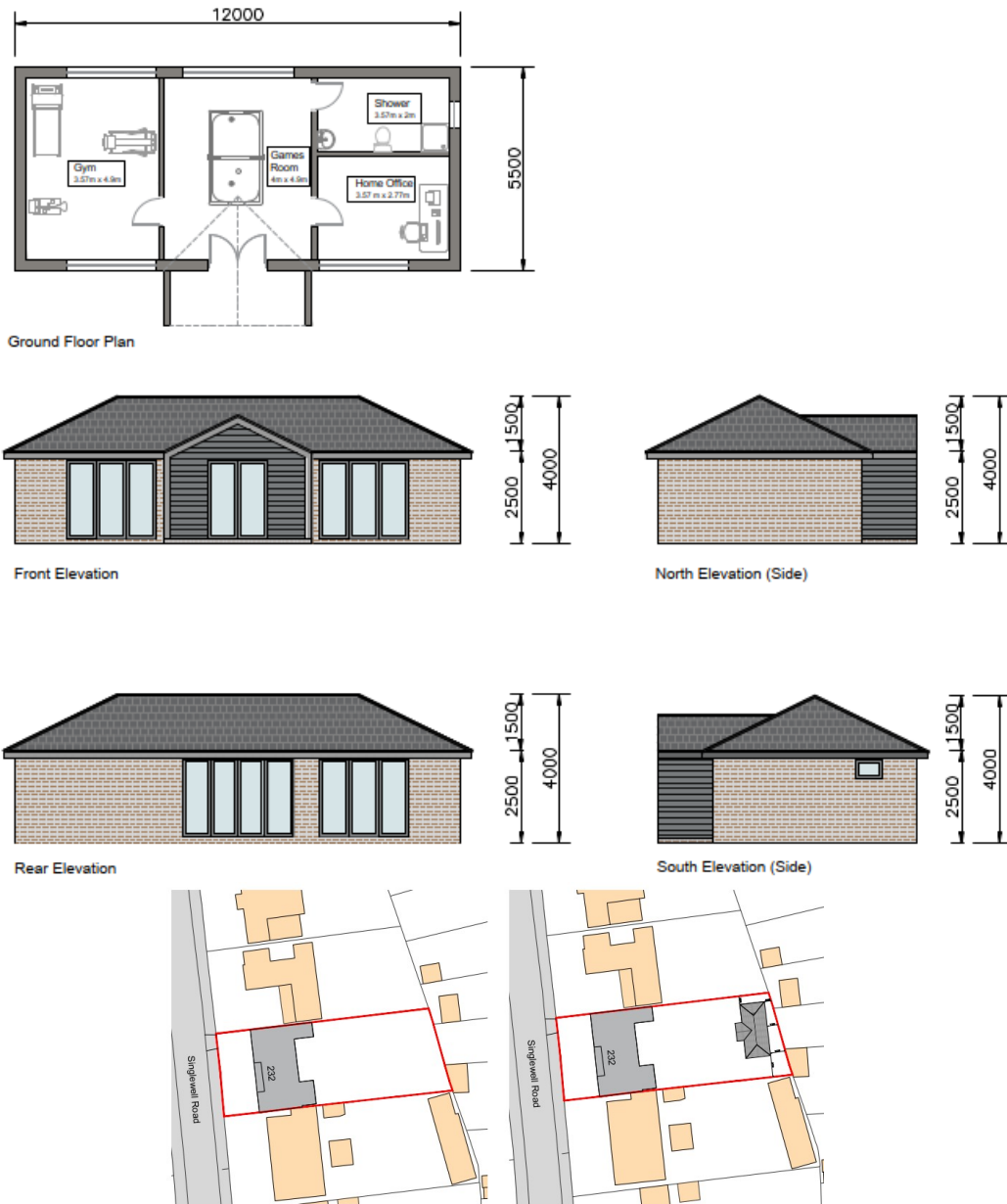
Any issues regarding property values are not a planning consideration and will not be considered as part of this process.

The LPA would assess the proposal as submitted, if it is the case that the outbuilding is not constructed in accordance with the approved plans then this would become an enforcement matter.

Analysis

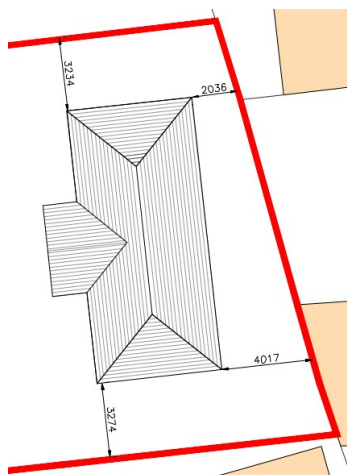
Proposal

The proposal seeks retrospective planning permission for a partially constructed outbuilding.

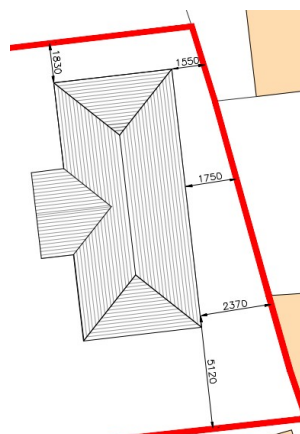


Background

The application site was granted a Lawful development certificate for the erection of an outbuilding under reference 20250679. Under the approved plans the proposed outbuilding was located at least 2m from the adjoining boundaries as can be seen below.



However as constructed, the outbuilding is located within 2m of the boundary, which means it no longer complies with the previously approved plans and planning permission is required as it exceeds 2.5m in height.



Character and Appearance

The application site currently comprises a partially constructed chalet bungalow. It is located within Singlewell Road which comprises properties of various styles and sizes. The application site is located between two bungalows with the bungalow located to the south being on higher ground and the bungalow located to the north being on higher ground.

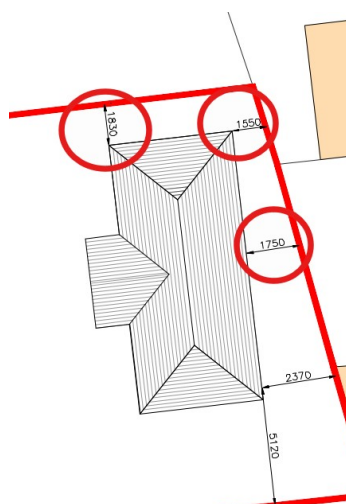
As can be seen from the below aerial image, there are a number of properties with outbuildings of varying sizes within the vicinity.

The application site is highlighted in red and the surrounding outbuildings highlighted in blue.



The proposed outbuilding has been constructed to the same footprint as the previously permitted outbuilding, however its positioning means there has been a deviation from the approved plans. It has been located closer to the Northern and Eastern Boundaries.

Its proximity to the Northern and Eastern boundaries falls marginally short of the permitted development threshold in the areas circled red:



Although the outbuilding has not been constructed in accordance with the approved plans due to its proximity to the boundary, this is not considered to have a significant impact in terms of its appearance. It is acknowledged that the outbuilding is large, however given that it is sited on a fairly large plot and away from the main living areas of the surrounding plots its presence is not considered to be harmful or overbearing.

In order to maintain the impact of the outbuilding moving forward, it will be conditioned so that it cannot be altered or extended without the grant of further planning permission. The use of the outbuilding will also be restricted by condition, to ensure it remains for purposes incidental to the main dwelling.

The design of the outbuilding is reflective of the main dwelling and is considered compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

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.

The proposal is compliant with SPG2 Residential Layout Guidance 2020 and Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed outbuilding would be located closer to the boundaries of No 20 and 22 Windsor Road and No 230 Singlewell Road. However the outbuilding is situated at the foot of the plot and is located in a place where it would not diminish light or outlook levels currently enjoyed by the neighbouring properties. It is also single storey in nature and is only marginally over what can be constructed without the need for planning permission.

In terms of privacy the outbuilding does include fenestrations in the rear and flank elevations. However this is not primary living accommodation which means it would not have an intensified use. The outbuilding will be conditioned so that the previously permitted fenestrations cannot be altered or new ones 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 means of further safeguarding neighbouring privacy.

It should also be noted that boundary treatments up to 2m in height can be erected to further enhance screening if necessary.

The representations submitted as part of the application have been fully considered. The concerns regarding inaccurate information are noted, but the approval is based on the drawings. If upon later inspection the outbuilding is not as per the plans, it will need to be rectified. The outbuilding is not comparatively excessive in size and will safeguard neighbour amenity.

The proposal is compliant with SPG2 Residential Layout Guidance 2020 and Policy CS19 of the Local Plan Core Strategy 2014.

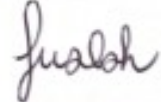
Parking and Highways

The proposed outbuilding will not impact any existing parking arrangements so there is no requirements to assess the proposal against parking policy.

Conclusion & Recommendation

The outbuilding is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	03.12.2025	Dated:	03 December 2025

