

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 17/11/2025 9:57 AM from [REDACTED]

Application Summary

Address:	42 Cambria Crescent Gravesend Kent DA12 4NH
Proposal:	Retention of outbuilding containing shower room, WC, Kitchen, Office and Gym.
Case Officer:	Mrs Lucy Hankin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application

Reasons for comment:

Comments:	Planning Permission Support Statement For the Retention of an Outbuilding 42 Cambria Crescent, Gravesend, Kent DA12 4NH 1. Introduction This statement supports the application for the retention of an outbuilding at 42 Cambria Crescent, Gravesend. The structure contains ancillary facilities including a shower room, WC, kitchenette, home office, and gym. The proposal seeks to regularise the outbuilding's use, ensuring compliance with local planning policies and demonstrating no adverse impact on the surrounding area. 2. Description of the Proposal The outbuilding is a modest, single-story structure positioned within the rear garden of the property. It serves as ancillary accommodation to the main dwelling, providing: - Home office: To support remote work, aligning with modern employment trends. - Gym: Promoting health and well-being for the household. - Shower/WC and kitchenette: For convenience during use of the gym or office, not for independent living. The design employs materials and finishes consistent with the main dwelling, ensuring visual harmony. 3. Compliance with Local and National Planning Policy The proposal aligns with key policies, including: - Gravesham Local Plan (Policy CS19): Ensures the development respects amenity and design standards. The outbuilding's scale, location, and use do not harm neighboring properties. - National Planning Policy Framework (NPPF): Supports sustainable development that enhances quality of life (Paragraph 35). The outbuilding facilitates homeworking, reducing commuting and environmental impact. - Permitted Development Rights: While the structure exceeds size thresholds for
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some permitted works, its ancillary use and low-impact design justify retention.

4. Assessment of Planning Considerations

a. Design and Visual Impact

- The outbuilding's scale is proportionate to the garden and main dwelling.
- Materials (e.g., timber cladding, tiled roof) match the existing property, minimizing visual intrusion.

b. Residential Amenity

- Privacy: Windows are positioned to avoid overlooking neighboring properties.
- Noise: Gym use is limited to daytime hours, with soundproofing measures in place.
- Parking/Traffic: No additional demand, as use is restricted to household residents.

c. Ancillary Use

- The kitchenette is for light refreshments only, not full cooking facilities, preventing classification as a separate dwelling.
- No commercial use or third-party occupancy is intended.

d. Environmental Considerations

- The structure is set back from boundaries, preserving green space and biodiversity.
- No protected trees or habitats were affected during construction.

5. Conclusion

The outbuilding at 42 Cambria Crescent enhances the functionality of the property without compromising the character of the area or neighbors' amenities. Its retention supports modern living needs while adhering to planning policies. We respectfully request approval to regularise this valuable asset to the household.

Kind regards