

## 80 Cross Lane East, DA12 5HB

### Retrospective Householder Planning Application – Retention of Single-Storey Outbuilding for Incidental Domestic Use

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#### 1. Introduction

This statement supports a retrospective householder application for the retention of a single-storey timber outbuilding in the rear garden of 80 Cross Lane East. The structure is used solely as a summerhouse, incidental to the enjoyment of the main dwelling. It is not used for primary living accommodation and contains no sleeping or cooking facilities.

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#### 2. Site & Context

The property is a semi-detached dwelling in a residential area. The rear garden slopes gently from left to right, with the patio level varying between ground level on the left-hand side and approximately 120 mm higher on the right.

The outbuilding is sited at the far end of the rear garden, surrounded by established trees and vegetation well above the roofline on all sides. It is set **0.7 m from the right-hand boundary with No. 82 Cross Lane East, 2.57 m from the left-hand boundary with No. 78 (shared driveway), and 1.95 m from the rear boundary** backing onto Portland Avenue gardens.

The nearest potentially affected neighbour, No. 82, has only been in occupation for approximately nine years. A building of identical size and location has existed here for roughly 25 years without any recorded complaint.

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#### 3. Proposal & History

The current outbuilding was installed in August 2023 as a like-for-like replacement for a previous structure of the same footprint, height, and position, in place for around 25 years.

Dimensions:

- Width: 6.0 m
- Depth: 2.8 m
- Eaves height: 2.0 m
- Ridge height: 2.7 m (measured from the adjacent patio surface)

It is of timber construction with a dual-pitched roof, finished in materials appropriate for a garden setting.

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## **4. Planning Policy & Assessment**

### **4.1 Relevant policies**

- Gravesham Local Plan Core Strategy Policy CS19 – Development & Design Principles
- Householder Extensions and Alterations SPD (January 2021) – Outbuildings guidance
- Town and Country Planning (General Permitted Development) Order 2015 (as amended), Class E

### **4.2 Permitted development context**

The only reason the building does not meet Class E PD criteria is that the ridge height exceeds 2.5 m while within 2 m of the boundary with No. 82. The exceedance is minimal at 0.2 m.

### **4.3 Design and character**

The building is modest in scale, clearly subservient to the host dwelling, and effectively screened. Its materials and form are consistent with a domestic garden outbuilding and in keeping with the area, satisfying CS19 and SPD design aims.

### **4.4 Residential amenity**

The outbuilding's single-storey form, low eaves, and minimal height above existing fencing ensure no material loss of light, outlook, or privacy to adjoining occupiers. The extensive tree and hedge screening further mitigates any perceived bulk. The fact that an identical structure has stood on this site for a quarter of a century — including throughout the nine-year occupancy of No. 82 — evidences the absence of adverse amenity impacts.

### **4.5 Garden space**

The outbuilding occupies a small proportion of the garden, with generous private amenity space retained.

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## **5. Conclusion**

The outbuilding is a direct replacement for a structure that has existed for approximately 25 years in the same location. The sole deviation from permitted development is a minor 0.2 m ridge height exceedance within 2 m of one boundary. The proposal is discrete, well-screened, and demonstrably causes no harm to neighbouring amenity or the character of the locality.

Planning permission is therefore respectfully sought for its retention.