



Oakfield Planning Group

6 Stonebridge Road, Northfleet, Gravesend, Kent, DA11 9DR



This Planning Statement has been prepared by Oakfield Planning Group to assess a planning application to convert the first-floor space into a residential studio flat serviced by a new rear extension to create a new entrance. Demolition of the existing storage workshop and replacement with a smaller storage workshop to create access to the new rear entrance at 6 Stonebridge Road, Northfleet, Gravesend, Kent, DA11 9DR.

APPLICATION SITE:

**6 STONEBRIDGE ROAD
NORTHFLEET
GRAVESEND
KENT
DA11 9DR**

APPLICANT: MATHU HOUSING LTD

DATE: JUNE 2026



Figure 1: View of the existing rear workshop



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1.0 INTRODUCTION

- 1.1** This Design, Access and Planning Statement has been prepared to accompany a planning application for the conversion of an existing rear workshop/Storage into one self-contained studio flat at 6 Stonebridge Road, Northfleet, Gravesend, DA11 9DR. The property currently operates as a Class E convenience store at the front of the site. The proposed development relates solely to the rear part of the building that was used as a workshop/storage, which is currently unused and no longer required to support the commercial operation. This statement sets out the planning rationale for the proposal, describes the site and its context, explains the design approach, and demonstrates how access, residential amenity, and highway considerations have been addressed in line with national and local planning objectives.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1** Stonebridge Road is located within an established urban area of Northfleet. The surrounding area displays a mixed-use character, with residential properties forming the predominant land use alongside small scale commercial premises along Stonebridge Road. **2.2** The site benefits from a sustainable location with good access to local shops, services, and public transport routes. This makes the site suitable for residential use and supports reduced reliance on private car travel. **2.3** The existing building is a two-storey terraced property with white rendered elevations, white uPVC windows, and a pitched roof finished in concrete tiles. To the rear of the building is a single-storey structure with a flat roof, historically used for Workshop/storage associated with the offices before the class E Shop came into use. **2.4** Ground levels to the rear of the site are lower than those of neighbouring residential properties. This difference in levels is an important consideration when assessing scale, massing, and potential impacts on surrounding amenity.



3.0 RELEVANT PLANNING HISTORY

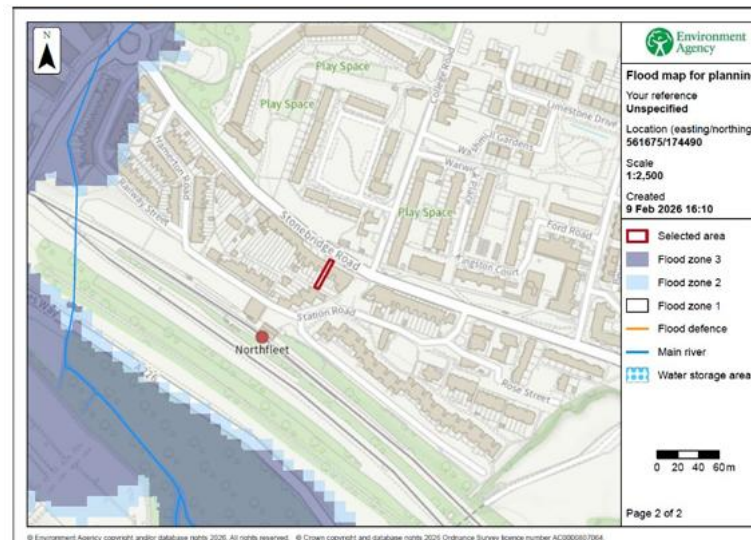
- 3.1 20260193- Change of use of rear workshop to Class C3 residential use to provide 1x studio flat; alterations to roof from flat to pitched with roof lights and alterations to fenestration. Refused- 29/04/2026
- 3.2 20250870- Change of use to first floor commercial storage space staff accommodation. Refused 24/11/25
- 3.3 20250455- Retrospective application for a rear partial infill single storey extension, a partial first floor extensions and internal alterations to the existing shop.- Permitted- 01/07/25
- 3.4 20230710- Prior Approval application to determine if prior approval is required for a proposed: Change of use from commercial, business and service (Use class E) to dwellinghouses (use lass C3) Change of use from business to residential use.- Permitted- 29/08/23



4.0 FLOOD RISK

3.1 The site is located within Flood Zone 1, which is identified as being at the lowest risk of flooding. The probability of flooding from rivers or the sea is less than 1 in 1,000 per year.

3.2 As the proposal involves the conversion of an existing structure with no increase in footprint, the development does not increase flood risk elsewhere and is considered acceptable in flood risk terms.





5.0 THE PROPOSAL

- 5.1 The application seeks permission for the change of use of the first-floor commercial storage space into one self-contained studio flat while retaining the existing ground floor convenience store. Following refusals of previous applications under reference 20250870 and 20260193, it has taken into account the councils feedback and aims to find a positive solution from this.
- 5.2 The development includes demolition of an existing rear storage workshop with a new storage workshop of a smaller footprint. This is to not only modernise a rather old and worn workshop but to also accommodate a pathway to access the rear of the shop. This pathway allows the introduction of a rear entrance to the first floor flat that allows it separate access and addresses the councils reason for refusal previously.
- 5.3 The Proposed studio flat will have a total internal floor area of 41.3 square metres, comprising a combined living, sleeping and kitchen area as well as a separate shower room. The flat is access by its own entrance with a small area left for waste management. The internal layout meets the Nationally described space standards for a one-person studio dwelling.
- 5.4 The reduced footprint of the new workshop when compared to the existing workshop allows for a moderately small rear extension to be introduced. This allows the separate entrance to the flat to be accommodated, as well as providing a small additional storage space to the existing ground floor shop. Overall, the site will benefit from a more orderly layout the negatively overbearing mass of the existing workshop will be significantly reduced. It is considered the changes are proportionate and subservient in their nature while the use of the first-floor flat will create a positive residential addition.



6.0 ACCESS AND PARKING

- 6.1 Access to the proposed studio flat will be taken from the private vehicular road located to the rear of the site. This provides a safe and convenient means of access that is entirely separate from the commercial shop entrance and Stonebridge Road frontage. A new entrance will be introduced that allows an entirely self-contained access to the flat.
- 6.2 The independent access arrangement allows the residential and commercial uses to operate without conflict and improves safety and usability for future occupants.
- 6.3 A recessed entrance area will provide space for refuse storage and one cycle parking space. No on-site car parking is proposed, which is considered acceptable given the scale of the development and the sustainable location of the site.
- 6.4 The site has excellent transport accessibility due to the immediate access to rail services from the extremely close proximity of Northfleet rail station. This station allows easy transport into London as well as much of Kent. Within an approximate 500metre distance also sits Ebbsfleet international station which provides further access into London.
- 6.5 There are local bus routes operating from Stonebridge Road that connect to Gravesend town centre and surrounding areas. The site has easy access to all manner of the local area.
- 6.6 The site will also provide cycle storage to encourage sustainable travel as an alternative to the extensive public transport options that are locally offered.



7.0 CONCLUSION

- 7.1 This Planning Statement has been prepared in support of the proposed conversion of the first floor, rear extension and demolition of existing workshop to be replaced with a smaller workshop of 6 Stonebridge Road, Northfleet. The proposal seeks to make efficient use of the site and replace an unused rear structure to improve the established convenience store at the front of the site.
- 7.2 The development is modest in scale, well designed, and respectful of neighbouring properties. It delivers a high-quality studio flat that exceeds minimum space standards and benefits from safe and independent access via a private vehicular road. The new reduced storage workshop improves upon the outdated existing workshop as well as reducing the existing overbearing mass at the rear of the property.
- 7.3 The proposal represents a sustainable form of development that aligns with national and local planning objectives, including the efficient use of land, delivery of new housing, and promotion of sustainable transport choices.
- 7.4 For the reasons set out in this statement, the proposal is considered a sustainable policy-compliant development and acceptable in planning terms. It is respectfully requested that planning permission be granted.