



Delegated Report

Planning Application

Planning Application No: 20241041

Location: Ebbsfleet Rainbow Centre, Rose Street Northfleet Gravesend

Description: Erection of a single storey side extension and installation of two electric vehicle charging points.

Applicant: Chukwuma Okoruwe

Site Visit Date: 26 January 2025

Submitted Documents/Plans

Application form;
Drawing no. Y2189/2024/00 Rev. 01 - Site Location and Block Plans;
Drawing no. Y2189/2024/11 Rev. 02 – Proposed EV Charging;
Drawing no. Y2189/2024/10 Rev. 02 – Proposed Site Location;
Drawing no. Y2189/2024/09 Rev. 00 – Proposed Elevations;
Drawing no. Y2189/2024/08 Rev. 02 – Proposed Elevations;
Drawing no. Y2189/2024/07 Rev. 01 – Proposed First Floor Plans;
Drawing no. Y2189/2024/06 Rev. 01 – Proposed Ground Floor Plan;
Drawing no. Y2189/2024/05 Rev. 02 – Existing Site Location;
Drawing no. Y2189/2024/04 Rev. 00 – Existing Elevations;
Drawing no. Y2189/2024/03 Rev. 02 – Existing Elevations;
Drawing no. Y2189/2024/02 Rev. 01 – Existing First Floor Plans;
Drawing no. Y2189/2024/01 Rev. 01 - Existing Ground Floor Plan
Small Sites Metric;
Photo Collage of Site;
Electric Vehicle Charging Notes.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240395	Change of use of upper floor only from F2(b) Community Hall to F2(a) Retail Shop (retrospective) and insertion of window in front elevation.	Permitted	07.08.2024
20221135	The ground floor to remain as F2(b) community hall and the change of use of upper ground floor into F2(a)-retail shop with part two storey part single storey side extension and alterations to fenestration.	Refused Dismissed on Appeal	18.04.2023 15.07.2024
20220600	Change of use of upper ground floor of e2(b) community hall (vacant) into e(a)-retail shop, lower ground floor which is class E and vacant will become a gym, with the erection of two storey rear extension.	Withdrawn	16.08.2022
19870392	Erection of single storey rear extension to form kitchen and toilet accommodation	Permitted	22.07.1987

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- 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 9 – Promoting Sustainable Transport
- Section 12 – Achieving Well-Designed Places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change

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

Consultees

Kent Highways

Whilst there is no change to the existing access or the number of parking spaces, I would request that the parking spaces should be shown on a revised plan. The provision of two electric vehicle (EV) charging points is welcomed, however, it is not clear how vehicles would be able to utilise these, unless the layout of the parking area is being amended. The EV charging points, as currently shown, appear to be next to the area where vehicles currently turn. I look forward to additional information and revised plans being provided, to assist me in determining this application from a highways perspective.

Neighbouring properties

15 surrounding properties were consulted plus site notice – overall consultation expiry date was 27

December 2024 – no responses received.

Officer's Analysis

The application site consists of a two-storey detached building (a former Methodist Church) situated at the western end of Rose Street opposite the junction with Station Road. The building is set down at a lower level than the pavement and is accessed via a pedestrian bridge/ramp from Rose Street which leads to the front door which is at first floor level. There is a car park in front of the building accessed from Station Road. The building fronts onto Rose Street and this elevation has a projecting two storey gable element. There is a single storey lean-to extension on the western flank with a flat roofed single storey extension attached to it, an extension on the eastern flank forming the lobby area and a single storey rear extension on the southern elevation. The rear extension was permitted under ref. 19870392, there is no history of planning permission for the other extensions.

To the east and south are residential dwellings, to the west is a green area and to the north is the car park. The site is in use as a community centre at ground floor level and a shop at first floor level which was permitted under previous application ref. 20240395.

The site is located in the urban area of Northfleet, within the Northfleet Embankment and Swanscombe Peninsula East Opportunity Area.

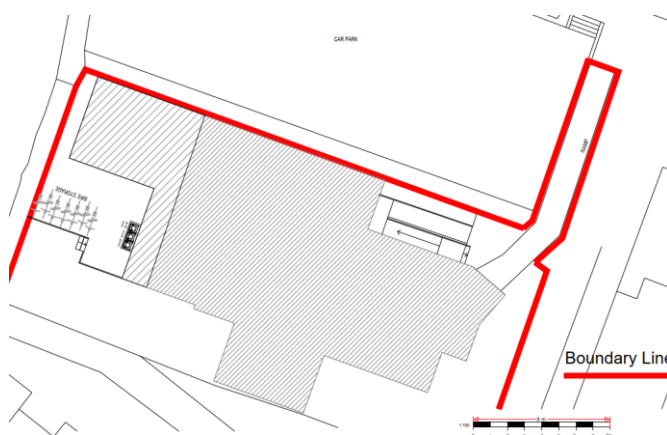
The proposal is for erection of a single storey side extension and installation of two electric vehicle charging points.

The existing and proposed block plans, ground floor plans and elevations are as follows:

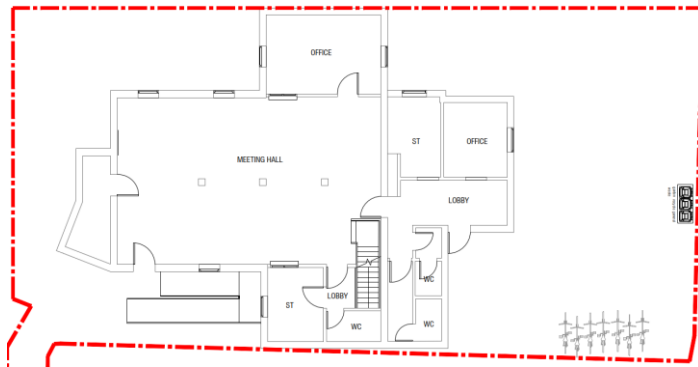
Existing



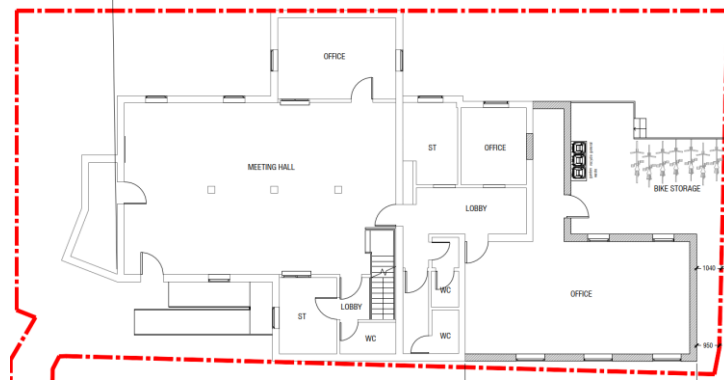
Proposed



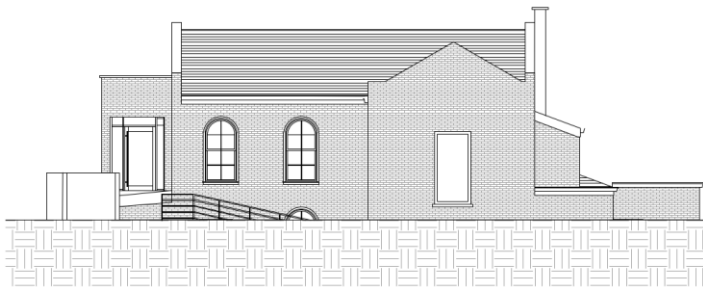
Existing



Proposed



Existing



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT SIDE ELEVATION

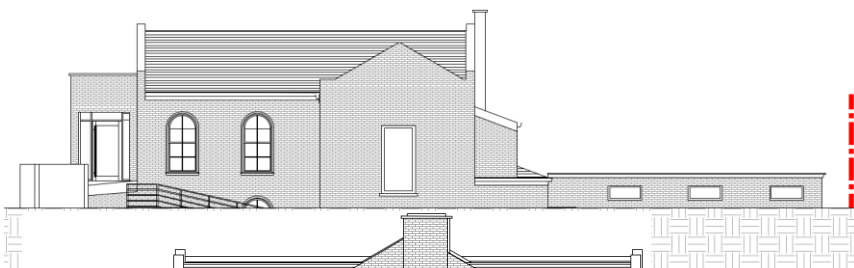
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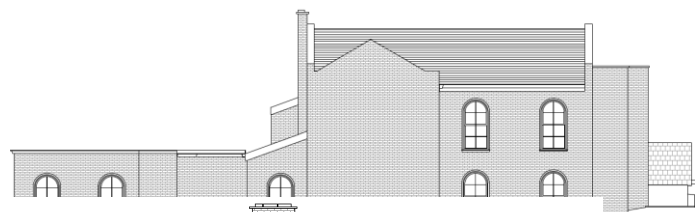
EXISTING SIDE ELEVATION

Scale 1:100

Proposed



PROPOSED RIGHT SIDE ELEVATION



PROPOSED SIDE ELEVATION

Design, Character and Appearance

The proposed single storey side extension would be on the western side of the building adding onto the existing single storey side extensions on that elevation.

Although not a dwelling, the Householder Extensions/Alterations Design Guide (2021) is useful with regards design guidance for extensions to all building types. It states the following for single storey side extensions:

- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.

In respect of the proposed extension, the footprint is large at 59.5 sq. m. The original footprint of the chapel building would have been some 115 sq. m. Due to its size the extension appears as a very large and dominant addition to the building. It would be added onto to the existing extensions that are on the western side elevation which are 45.6 sq. m in footprint. Therefore, the overall footprint of the existing and proposed extensions on that side of the building alone would be 105.1 sq. m. The extension would be L-shaped with a narrow section of 1.5m in width to the rear, widening to 9.7m at the widest part of the extension at the front. The front wall of the extension would not be set back from the main front wall but would be built in line.

The extension would have a flat roof. The roof form is not sympathetic to the host building which is pitched and would be a particularly jarring and incongruous feature particularly with such a large expanse of flat roof created. Due to the siting of the extension where it would front onto Rose Street, it is considered particularly important that the roof form is in keeping and sympathetic to the host building. Although the land slopes down to the rear and the extension would therefore be set down at a lower level than the land level at the front, the extension would still be visible. The proposed front elevation shows a small part of the proposed extension but when one stands nearer to the extension more of it would be visible than is shown and the large expanse of flat roof would be particularly prominent.

In terms of width, the original part of the building is 12m and the proposed extension would be 9.7m in width; the extension would therefore be greater than half the width of the original building.

The materials are to be Yellow London Stock brick and fibreglass roof to match existing building which would be acceptable.

This is a former chapel building with a date stone of 1875, its original plan form was simple, it has round

headed windows and dentil and corbel architectural detailing. There have been a number of extensions added to the building and with the proposed extension to be added to existing extensions on the western elevation, cumulatively this would create a large expanse of additions on that side which would cause harm. Overall, in respect of the overly large footprint, excessive width, lack of set-back and unsympathetic and incongruous flat roof design, the proposed extension would not be subservient, would not respect the scale or character of the host building and would also have a harmful impact on the streetscene. In respect of design, character and appearance the proposal is therefore contrary to Policy CS19 (LPCS).

Neighbouring Amenity

There are residential properties immediately to the south of the site in Ebbsfleet Walk and to the east in Rose Street. There are properties to the north in High Street, Northfleet. The building is in a predominantly residential area.

The extension would extend no further south than the existing extensions on the western side. It would be 1.5m in width at the part nearest to Ebbsfleet Walk expanding to 9.7m at the front part of the extension. As the part nearest to Ebbsfleet Walk would be relatively minor in width it is considered that it would cause no impact on any of the properties in Ebbsfleet Walk in regards overshadowing, loss of light or loss of outlook. There are two windows in the rear elevation which would serve an office, these would be in the rear of the front part which would be 9.7m in width. Due to their distance from the front of the properties in Ebbsfleet Walk (some 12m) this would exceed the 11m minimum required for facing habitable to non-habitable windows as set out in SPG2 (2020) therefore no overlooking.

The proposed extension would cause no impact on any properties in Rose Street or the High Street due to the distance of the proposed extension from them.

In respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal is for an office for the community centre use at ground floor level. The application site includes the car park in front of the building accessed from Rose Street. It is not considered that the proposal for an office for the community centre use would result in a significant increase in parking demand and in any case there is the car park in front of the building.

The proposal also includes the installation of two EV charging points. Kent Highways have advised that it is not clear how vehicles would be able to utilise these however, unless the layout of the parking area is amended as the EV points as currently shown appear to be next to the area where vehicles currently turn. The approximately location of the EV charging points are shown below;



They therefore request a drawing showing a revised parking plan. Had permission been forthcoming this would have been requested but due to the design issues with the proposal meaning the proposal is unacceptable, it has not. The two EV charging points by virtue of their siting would when in use impact on the turning area of the car park which would be harmful in respect of parking and highway safety. As such the proposal is contrary to saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion

The proposal is considered compliant with regards neighbouring amenity but the extension would not be acceptable in respect of design, character or appearance and the proposed EV charging points would not be acceptable in respect of parking or highways matters. As such the proposal is considered contrary to national and local planning policy.

Recommendation Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	28th January 2025	Dated:	29 January 2025