



Delegated Report

Planning Application

Planning Application No: 20250919

Location: Alzheimers And Dementia Support Northfleet Day Centre Coldharbour Road Northfleet

Description: Erection of a shelter for parking of two vehicles.

Applicant: Mr Matthew Thurston

Site Visit Date: Desktop

Submitted Documents/Plans

Application form;
Drawing no. HMY-EX-00-DP-A-0100 P01 – Existing Location Plan;
Drawing no. HMY-EX-00-DP-A-0101 P01 – Existing Block Plan;
Drawing no. HMY-EX-00-DP-A-0102 P01 – Proposed Block Plan;
Drawing no. HMY-EX-00-DP-A-0170 P01 – Existing Site Plan;
Drawing no. HMY-PR-GF-DP-A-0190 P01 – Proposed Site Plan;
Drawing no. HMY-PR-ZZ-DR-A-0300 P01 – Proposed Shelter Drawings;
Drawing no. HMY-PR-ZZ-DR-A-0301 P01 – Proposed Site Sections; and
Design & Access Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
19950241	Erection of single storey extension to form two offices & lobby, conversion of existing office to quiet room & repositioning of parking spaces.	Permitted	24.05.1995
19880551	Formation of a vehicular access onto a classified road, erection of single storey building to form Age Concern Day Care Centre and formation of a car park	Permitted	29.07.1988

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 12 – Achieving Well-Designed Places

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

No response from:

- Ward Councillors

Neighbouring properties

14 surrounding properties were consulted with an overall consultation expiry date of 14.10.2025 – no responses received.

Officer's Analysis

The application site consists of the Alzheimers and Dementia Support Northfleet Day Centre on the southern side of Coldharbour Road. It consists of a single storey building and the site is accessed via a shared vehicular access with Coldharbour Library which is situated to the north. There is a car park to the north and east with space for eight vehicles. To the west (rear) and south (side) of the site there are two storey dwellings in Millfield Drive and to the east (opposite the site) there are two storey attractive 1930's dwellings in Coldharbour Road.

The proposal is for the erection of a single storey building in the north-western corner of the site where the existing shipping container currently is to house two Alzheimer's & Dementia Support Services (ADSS) vans and also a storage area.

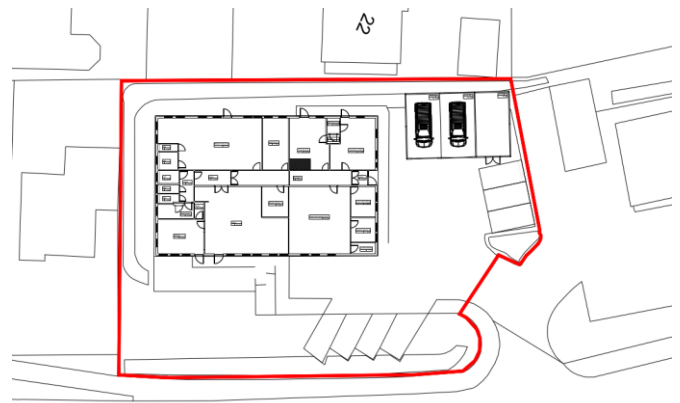
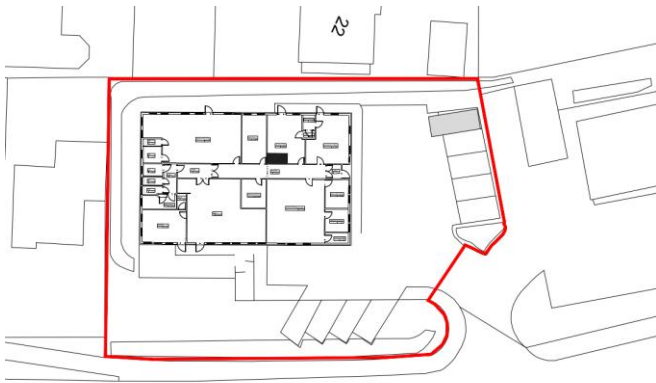
The principle considerations in the assessment of the application are as follows:

Design, Character and Appearance

For ease of reference the existing and proposed block plans are as follows:

Existing

Proposed



The proposed plan and elevations are:



The existing main Alzheimers and Dementia Support Northfleet Day Centre building on the site is a single storey flat roofed (with a slight slope) and it is brick faced. The shipping container in the northwestern corner of the site is unattractive and does not add to the streetscene.



View of site

The proposed garage and storage building which it would replace would be 12m in width and 7.5 in depth; it would have a mono-pitched roof which would range in height from 2.9m (at the rear wall) to 3.2m (at the front wall). The walls would be grey metal cladding and there would be two roller shutter doors for the van parking space and a door to the storage area which would incorporate magenta detailing to reflect the colours currently used on the external fascia of the main building.

The main Alzheimers and Dementia Support Northfleet Day Centre on the site is fairly modern and of no particular architectural merit with a flat roof. It is however, fairly modest looking in the streetscene and is faced with bricks which matches in with the surrounding area. The main library building to the north is of a similar design to the Alzheimers and Dementia Support Northfleet Day Centre building with part of it pitched roof and part flat roof, again faced with a similar brick. The detached garage building of the library which is located just to the north of the application site is an attractively designed pitched roof building which is brick faced and is a good example of a nicely designed garage building for a community use.



View of library site to north

The properties to the rear in Millfield Drive are also attractive brick faced two storey dwellings and the dwelling which directly adjoins the site to the rear has a brick faced outbuilding; this forms the backdrop to the site.



View of dwellings to the rear of site

The proposed garage and storage building is not of attractive design due to its large scale, mono pitched roof and dark grey metal cladding material. Although it would be located in the back north-western corner, due to the open nature of the site the building would be clearly visible from Coldharbour Road and so its impact would be further reaching than just the site itself. It appears like a building more akin on an industrial estate rather than a suburban location with a community use. The proposed building would replace the existing shipping container but it would be an even larger and more prominent version of this, therefore causing even more harm to the streetscene than the existing shipping container.

The building would therefore be of unattractive design which would be harmful to the site itself but also in the context of the site where the main host building and the surrounding buildings and their outbuildings to the side and rear are all brick faced, the proposed metal clad garage and storage building would be of unattractive and incongruous design which would be out of keeping with the character of the area.

Overall therefore, the proposed garage and storage building by virtue of its siting, scale, design and materials would be an overly prominent and incongruous form of development which would be out of keeping and harmful to the character and appearance of the site and the streetscene. As such, in respect of design, character and appearance the proposal is contrary to Policy CS19 (LPCS).

Neighbouring Amenity

The dwelling which could be impacted on by the proposed development is no. 22 Millfield Drive. Due to the single storey nature of the building and that the building would not be higher than the existing boundary fence with no. 22 Millfield Drive (even at the highest point of the front wall) it is considered the proposed building would not cause any impact on the amenity of no. 22 with regards overshadowing or loss of outlook. This is shown in the below image:



1 Section A-A
1:100



There are no other residential properties which would be affected in respect of impact on their amenity.

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

Parking and Highways

The existing car park has nine spaces (although one is currently occupied by the shipping container). Due to the proposed building being located where the existing shipping container is but of a larger footprint this would result in another parking space being lost. Where there is currently nine car parking spaces this would therefore actually be reduced to seven. If permission were to be forthcoming further information would need to be sought in terms of the impact of this on parking and highways safety with the Highways Authority consulted. However, due to the unacceptability of this proposal in respect of design this information has not been sought.

Other Matters

It is stated in the Design & Access Statement that there is concern regarding the security of the vans currently parked outside the centre with a van being stolen in 2020. The vans are said to be vulnerable to theft, vandalism and exposure to adverse weather conditions. These matters are understood and sympathised with however, the proposed garage and storage building is not the only solution and a building which was in keeping with the character and appearance of the site and surrounding area could also address these concerns. On balance the reasons for the proposed building are not considered to outweigh the harm that would be caused in respect of design, character and appearance to justify the proposal.

Any Other Material Planning Considerations

None.

Conclusion

The proposal would be acceptable in of neighbouring amenity and further information would be required in respect of parking and highways. However, the proposal would be unacceptable in respect of design, character and appearance and the reasons for the proposal are not considered to outweigh this harm. The proposal is contrary to local and national planning policy.

Recommendation

Refusal

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	12th November 2025	Dated:	12th November 2025