



Delegated Report

Full Planning Application

Planning Application No: 20230024

Location: Unit 14 Ebbsfleet Business Estate Stonebridge Road Northfleet

Description: Erection of a two storey side extension comprising of a new customer area and storage area

Applicant: Ace Filtration Pension Fund

Site Visit Date: Desktop Assessment

Planning Application Form;
Planning Statement;
Flood Risk Assessment;
Drawing No. DHA/30108/01 – Site Location Plan;
Drawing No. DHA/30108/02 – Existing Site Layout Plan;
Drawing No. DHA/30108/03 – Google Earth Image Plan;
Drawing No. DHA/30108/04 – Unit 14... Ground and First Floor Plans;
Drawing No. DHA/30108/05 – Unit 14... Existing Elevations;
Drawing No. DHA/30108/10 – Proposed Site Layout Plan;
Drawing No. DHA/30108/11 – Unit 14... Proposed Floor Plan; and
Drawing No. DHA/30108/12 – Unit 14... Proposed Elevations & Typical Building Cross Section.

Relevant Planning History

Reference	Description	Decision	Decision Date
20040660	Erection of side extension to unit with mezzanine floor.	Permission	08.09.2004
19860958	Erection of 11 no industrial units with ancillary offices and layout of parking provision for 48 cars and two lorries	Permission	13.01.1987
19860068	Erection of 5 industrial units with ancillary office store reception and staff facilities and layout of car parking provision for 52 spaces	Permission	07.04.1986
19810247	Outline application for erection of buildings for equipment maintenance repair and storage together with offices and ancillary accommodation in connection with the use of land for crane hire and transport contractors yard	Permission	18.05.1981
19750765	Erection of a single storey builders merchants warehouse with ancillary offices	Permission	13.01.1976

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS03 – Northfleet Embankment and Swanscombe Peninsula East Opportunity Area

- CS07 – Economy, Employment and Skills
- CS18 – Climate Change
- CS19 – Design & Development Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1, T2 & T3 – Impact of Development on Highway Network
- T5 – Access to the Identified Highway Network

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 6 – Building a strong, competitive economy
- 8 – Promoting healthy and safe communities
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

KCC – Heritage Conservation

The site lies within an area of very high, multi-period, archaeological, geoarchaeological and palaeoenvironmental interest above the line of the former Ebbsfleet river channel edge. Foundations and deeper groundworks associated with the development may impact on below-ground archaeological remains and I recommend that if planning permission is granted the following condition is applied to any forthcoming consent:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

- i. archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority; and*
- ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

I would be happy to discuss any of the above with the applicant and agree a Written Scheme of Investigation for the field evaluation, as well information about relevant specialists and recent research not yet on the Kent HER.

GBC - Highways

No comments received.

GBC – Environmental Protection

No objection to this application. The following conditions/informatives are recommended:

Watching Brief: The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Lighting: Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

Code of Practice on Construction and Demolition: Please apply as appropriate

Neighbours

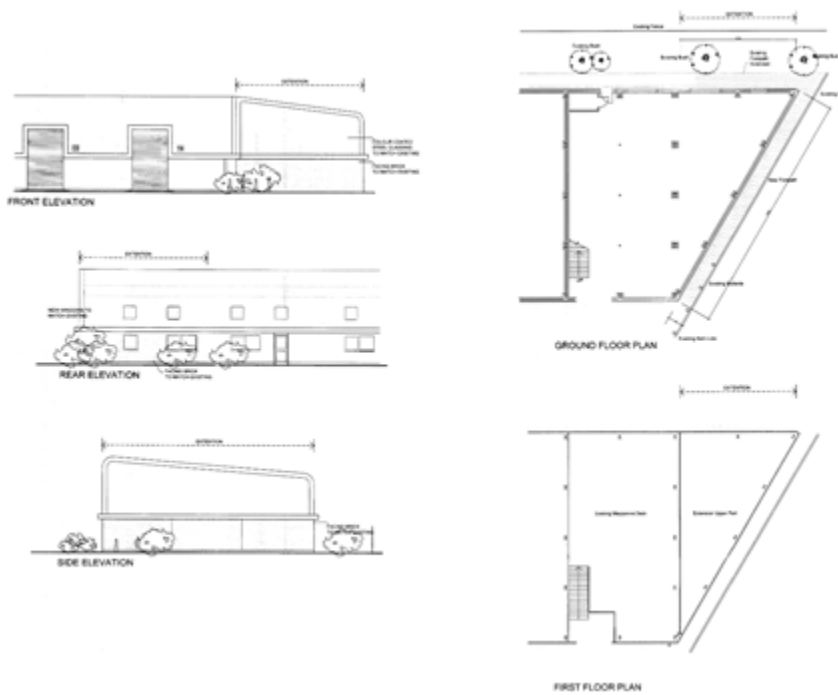
Consultation was carried out by way of the displaying of a site notice and individual letters sent to 2 surrounding properties with an overall expiry date of 28th February 2023. No comments have been received.

Officer's Analysis

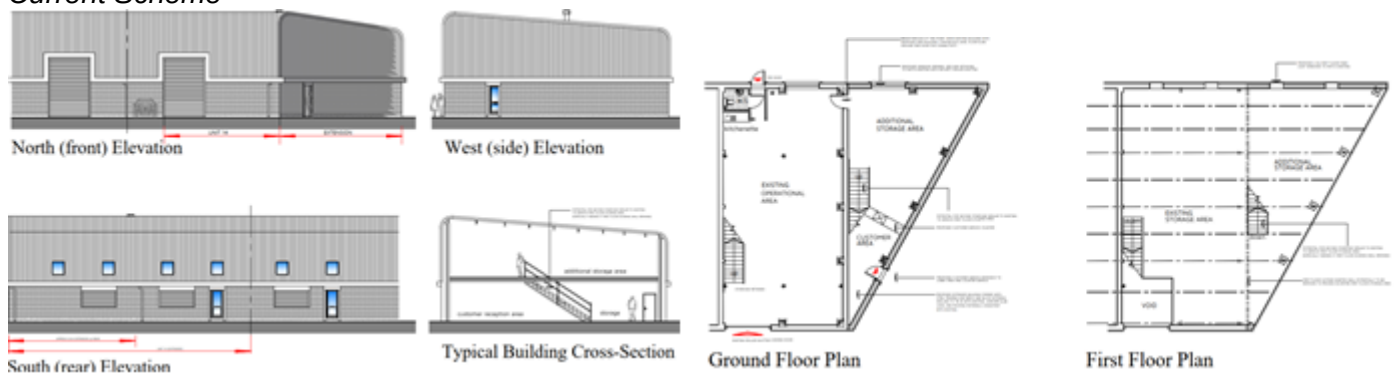
Background

As the planning history shows in 2004 planning permission was given for the erection of side extension to unit with mezzanine floor (Planning Ref. 20040660). It would appear that this permission was never implemented and the current application that is before us is for a very similar scheme as can be shown from the images below:

20040660 Approved Scheme



Current Scheme



The main differences are the inclusion of a single access door to the side and the internal floor layout to include a customer area and storage area instead of open plan.

Site context

The application site comprises of an existing unit No. 14 within the Ebbsfleet Business Estate in Northfleet, accessed from the A226 Stonebridge Road. The larger business estate consists of several industrial buildings containing smaller units. The site is set back from the main road and is accessed by an unclassified road that access the individual units. The part of the application site that is the subject of this application is a small grassed triangular parcel of land that sits to the northwest of Unit 14 and contains a few hedges. The rear (southwest) of the site is bounded by railings and beyond is a car park to serve the units to the southwest.



Proposal

The proposal is for the erection of two storey side extension comprising of a new customer area and storage area to serve the existing Unit 14. The extension would be triangular in shape to reflect the land to which it sits and would adjoin the existing building and would be the same height and design with windows and single door within the rear elevation and a single door in the side elevation.

The existing site as a whole is operated under the Use Class B8 (storage or distribution) and the proposed site area is already used for storage. The proposed warehouse would allow for internal storage and would be operated in connection with the existing use of the site.

Character and Appearance

Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The National Planning Policy Framework (NPPF) 2021 sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

It also states that permission should be refused for development for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

The proposed extension would appear as a continuation of the existing units and would be of the same height and design, including the style and location of the windows and doors. The triangular parcel of land to which it would sit is of low grade and underused. The majority of the built form within the existing business estate abuts the footpath or road with little open character and as such the loss of the small parcel of land would not result in a detrimental impact on the character or openness of the area.

Overall it is considered that the proposal would not detract from the area and would be in keeping with the existing build form within an existing Business Estate. As such the development would be acceptable and complies with Policies CS06 and CS19 (LPCS) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers/Visitors

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. At the same time, the NPPF seeks high quality design and a good standard of amenity for all existing and future occupants.

Under this proposal the extension to the existing warehouse would be located to the north west corner of the site, away from any surrounding units and as such, there would be no impact on the amenity of users of the Business Estate.

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

Due to the proposed alterations being within the enterprise estate and there being no adjacent residential properties there will be no impact on the amenity of surrounding properties. No conflict with CS19 (LPCS).

Parking & Highways

The proposed extension to the existing unit would not give rise to any additional vehicles movements and there are no alterations to the existing parking provision. No conflict with CS11 (LPCS) and P3, T1, T2, T3 and T5 (LPFR).

Any Other Matters

Biodiversity & Ecology

The proposal would result in the loss of a small parcel of grass to the side of the building, however due to the existing nature of the site and being within a built up business estate, the proposal is unlikely to result in any detrimental impact on ecology and there would be no loss of trees.

Overall, it is considered that there would be no detrimental impact on the surrounding trees or would result in a detrimental impact on ecology.

Suggested Conditions

The following conditions are suggested:

- Time Limit
- Approved Plans
- Archaeology Watching Brief
- Contaminated Land
- Lighting

Any Other Material Planning Considerations

Archaeological Impact

The site lies within an area of very high, multi-period, archaeological, geoarchaeological and palaeoenvironmental interest above the line of the former Ebbsfleet river channel edge and as such it would be necessary to impose a pre-commencement condition for the submission of a Written Scheme of Investigation to ensure that any below-ground archaeological remains are not impacted. Subject to the imposition of this condition, there are no objections to the development. The applicant agreed on 9.3.23 to the inclusion of the pre-commencement condition.

Conclusion

Subject to the above suggested conditions the proposal can be supported as it complies with local and national planning policy.

Conclusion & Recommendation

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	9 th March 2023	Dated:	9th March 2023

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