



Delegated Report

Planning Application

Application No:	20241154
Location:	Ebbsfleet Fried Chicken, 8 The Hive, Northfleet, Gravesend, Kent, DA11 9DE
Description:	Retrospective application for the Construction of a rear roof covering/extension and updated cladding within the rear service yard.
Applicant:	Mr Sadishkumar Thangarajah
Site Visit:	15 May 2025

Submitted Documents/Plans

- Application Form – dated 17 December 2024;
- Design & Access Statement (December 2024);
- Ordnance Survey Site Location Plan (scale – 1:1250);
- Un-numbered Location Plan - Block Plan (scale – 1:500);
- Drawing no. PL/8TH/02/SD100 – Pre-Existing Plans and Elevations;
- Drawing no. PL/8TH/02/SD101 – As Built Plans and Elevations;
- Drawing no. PL/8TH/02/SD102 – Proposed Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240174	Installation of a new aluminium shop front, together with the replacement of the existing extractor flue.	PERMITTED	19.04.2024
20030023	Application for Lawful Development Certificate for the continued use of the premises as a fish and chip shop.	CERTIFICATE GRANTED	17.03.2003

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

- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

Three surrounding properties were consulted and no representations were received. The consultation period expired 25 April 2025.

Officer's Analysis

Site Description

The application site is a hot food takeaway (Ebbsfleet Fired Chicken). It is located within The Hive local centre, forming one of 12 units set in a square at the base of blocks of flats.

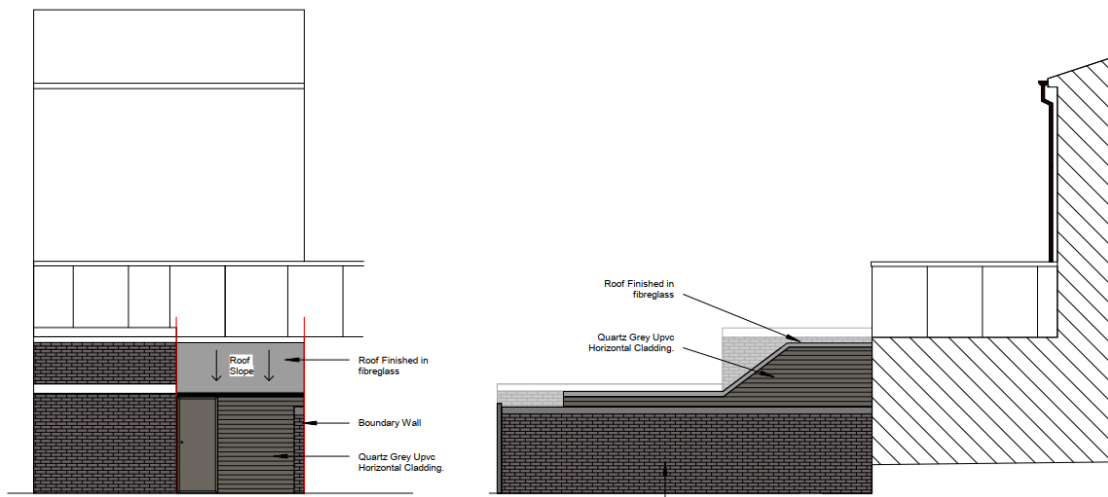


It benefits from a rear access from Ford Road.



Proposed Development

This application seeks retrospective planning permission for an unauthorised rear extension to the hot food takeaway. The extension has been constructed with a varied roof form to accommodate the raised access into the shop unit, with two flat roof elements and a pitched section.



The extension has the following dimensions:

- Depth – 6.85m
- Width – 2.75m
- Height (max) – 3.25m
- Height (min) – 2.2m

The materials will be updated as part of this application, being a fibreglass roof and Quartz Grey horizontal cladding.

The plans do not demonstrate how the covered area will be used; however the following justification is given within the Design & Access Statement:

“to address the persistent issue of litter and debris being thrown over the gates into the yard by passing pedestrians. This has been a recurring problem, causing disruptions, safety hazards, and additional maintenance requirements for the site. In addition to mitigating this issue, the covering also provides essential weather protection for the rear access doors, steps, and the area designated for loading and unloading operations”

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Section 12 of the National Planning Policy Framework (NPPF) (2024) sets out that the creation of high-quality 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.

The proposed extension infills an established gap between the sites garage and that of the neighbour, which is characteristic of the terrace. This is considered to interrupt the established rhythm and character of the parade, which is in a prominent position viewed from Ford Road.



It is observed that the rhythm of the Ford Road elevation consists of garages and open rear yard areas, in the pattern of two garages, two yards etc. The proposal will disrupt this pattern and infill important open areas in a built up area, and also enclose the rear exit doors of the property.

The lightweight fibreglass roof and cladding which is not in keeping with the materiality in the immediate vicinity, which is characterised by facing brickwork and tiled roofs below fascia boards. In addition, as demonstrated in the images below, the extension is substandard by virtue of its poor-quality construction.



Therefore, the modern infill does not integrate well with the surrounding area, is a prominent addition that disrupts the pattern of development and is a substandard poor-quality construction that detracts from the area. Therefore, the proposal is contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

The justification for the extension is not considered to tip the planning balance, it is considered that a similar close board gate would address the issues such as littering, and that the extension does not materially improve deliveries into the building. As such, the reasons provided for the extension do not provide sufficient benefit to the function or operation of the business to offset the impact on the character of the area or poor design.

Neighbouring Amenity

Policy CS19 (LPCS) seeks to protect amenity and ensure acceptable future living conditions. Section 12 of the NPPF (2024) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The Design & Access Statement sets out that one purpose of the extension is to provide weather protection for the rear access, to aid in loading and unloading operations. Although this is not materially different to the pre-existing open access, the shelter provided by the extension would increase use of the area on a year-round basis and lead to increased noise. Given that the extension is a substandard construction with lightweight materials and therefore lacks sufficient sound insulation within close proximity to residential uses above, there is insufficient evidence to ensure that noise disturbance would not impact amenity.

Therefore, the extension by virtue of poor-quality substandard construction, lack of insulation and increased use of the rear service area year-round fails to safeguard the amenity of neighbouring receptors contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

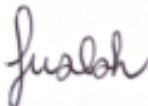
The extension is poor design and substandard construction which is out of character with the established pattern of development and materiality of the local area, constructed in a prominent position and would negatively impact the character appearance of the street scene contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2024).

The poor-quality substandard construction, lightweight materials, lack of insulation and year-round usage of the rear service area within close proximity of sensitive residential receptors is considered to fail to safeguard amenity contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2024).

Recommendation

Refusal

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	15 th May 2025	Dated:	15 May 2025