

Delegated Report

Planning Application

Planning Application No: 20250455

Location: 6 Stonebridge Road Northfleet Gravesend Kent

Description: Retrospective application for a rear partial infill single-storey extension, a partial first-floor extension, and internal alterations to the existing shop.

Applicant: Mr Rajalingam Mathusan

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 06/05/2025;

OS Plan;

Drawing Number R-PL-6SR-SD105 (Cross Section – Existing (as built));

Drawing Number R-PL-6SR-SD110 (Site Plan – Existing);

Drawing Number R-PL-6SR-SD102 (Cross Section AA – Pre Existing);

Drawing Number R-PL-6SR-SD106 (Floor Plans – Proposed);

Drawing Number R-PL-6SR-SD111 (Site Plan – Proposed);

Drawing Number R-PL-6SR-SD108 (Section AA – Proposed);

Drawing Number R-PL-6SR-SD107 (Elevations – Proposed);

Drawing Number R-PL-6SR-SD101 (Elevations – Pre-Existing);

Drawing Number R-PL-6SR-SD103 (Floor Plans – Existing (as built));

Drawing Number R-PL-6SR-SD104 (Elevations – Existing (as built));

Drawing Number R-PL-6SR-SD109 (Site Plan – Pre Existing); and

Drawing Number R-PL-6SR-SD100 (Floor Plans – Pre Existing).

Relevant Planning History

Whilst the below history relates to 5 Stonebridge Road, the property was previously part of the application site, 6 Stonebridge Road.

Reference	Description	Decision	Decision Date
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 Class C3) Change of use from business to residential use	Granted	29.08.2023

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS08 – Retail, Leisure and the Hierarchy of Centres

- 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

Ward Councillors – No comments received

Neighbouring properties

Four surrounding properties were consulted and one response has been received. The comments made raise concerns about the use of the property and the commencement of works without the benefit of planning permission.

The consultation period ended on 3rd June 2025.

Officer's Analysis

For the avoidance of doubt, the application before us relates to extension to the property only and no change to the use or operation of the premises are proposed or hereby approved by this application.

Design, Character and Appearance

6 Stonebridge Road is a two storey mid terraced property located on the southern side of the highway. It is part of a long row of terraced properties mainly in residential use, with a ground floor fast food restaurant to the end of terrace. 6 Stonebridge Road is classified as Class E in use to the ground and first floor as a printing business.



The application seeks permission for a rear partial infill single-storey extension, a partial first-floor extension, and internal alterations to the existing shop. The application seeks retrospective permission by way of the extension being under construction.



The infill single storey extension will have flat roof at a maximum height of 3.22m, a width of 2.97m and will project from the rear elevation by 1.24m. The extension will create space for a back office to the ground floor, with a Upvc window and door to the rear elevation and will be constructed with a rendered finish.

The first floor rear extension will replace the existing first floor outrigger and proposes a pitched roof at a maximum height of 6.37m and an eaves height of 5.25m. The extension will have a width of 2.8m and project 3.22m from the rear elevation. It will be used as a stairwell with landing to the first floor and will be constructed with a clad finish and UPVC window to the rear elevation. The proposed pitched roof will exceed the height of the majority of the outriggers in this location, but the eaves align, minimising its impact. A similar example has been observed at 14 Stonebridge Road.



As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The application proposes a single storey rear extension which is modest in height and does not introduce any habitable windows to the side or rear elevations.

The first floor extension will replace the existing extension to first floor level. The extension does not introduce any windows to the flank elevations or habitable windows to the rear elevation, nor will it impact the outlook or sunlight to neighbouring properties due to it adjoining an existing outrigger.

As such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of lights.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

Due to the nature of the application, there is no impact on parking or highway safety and as such there are no concerns with the application.

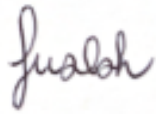
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene, nor will it harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	25th June 2025	Dated:	01 July 2025