

5 Stonebridge Road
Northfleet, Gravesend, Kent DA11 9DR.

Change of use of the property from a commercial use within Class E(g)(i) administrative functions to Class C3 residential use under permitted development rights within Class MA.

In August 2021 a new permitted right, Class MA under The Town and Country Planning (General Permitted Development) (England) Order 2015. This new legislation states that:

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order is permitted development.

We hereby apply under Class MA permitted development rights for the change of use of the ground and first floors of this property to residential use as one dwelling.

By way of background information, the printing business operating from 6 Stonebridge Road purchased the application property in 1981 mainly in order to enable there to be separate male and female toilet facilities, a rest room and kitchen to be provided. No 6 Stonebridge Road having a ground floor bathroom and kitchen and side access which made the purchase of this property next to the existing printing works a sensible option to provide additional facilities. No printing operations were undertaken within No 5 Stonebridge Road, only administrative functions associated with the business.

The use as administrative functions associated with the adjoining former printing and copying business ceased over 3 months ago.

Under this application the local planning authority may consider transport impacts of the development, contamination risk in relation to the building, flooding risk, impact from noise from commercial premises on the occupier of the dwelling.

Although No 6 Stonebridge Road has been used for commercial purposes for a long time, going back to 1915 to the applicant's knowledge, No 5 Stonebridge Road was a house until uses with the adjacent business. This is primarily a residential area with a few remaining local business premises along Stonebridge Road.

The applicants and their customers have parked on the forecourt to the front for many years without there being any problems arising, however, it is likely that the occupant of the house will park in the side roads including Station Road or Rose Street close by. A resident's parking permit is required to park in Station Road.

The location is very well served by public transport. There are bus stops along Stonebridge Road at numerous locations with the nearest stop about 110 metres to the east. Bus services, 480 and 487 run along Stonebridge Road to Gravesend and Dartford. Other routes travel to Bluewater, Longfield, Meopham, Higham and all places in between. Northfleet Mainline Railway Station is just to the southwest, a

short walk of about 150 metres. Ebbsfleet Station is about 500 metres as the crow flies.

No 5 Stonebridge Road is now separated from No 6 Stonebridge Road by 1.8 metre high close boarded fencing on the boundary between the two garden areas and the garden is fenced to the rear and to the other side boundaries.

Flood risk.

The properties are in a Zone 1 area and are not at risk of flooding as flood map extract printed off from the Environment Agency web site shows (please note that the cross is approximately the right location)

Contamination

The property was used only for administrative functions and not for printing work. The property is clean and tidy and there is no contamination.

Noise

The adjacent property is to be let for business purposes if there is interest in it. This will be as an office or similar use compatible with the residential area. At present there is some early interest in using the premises for the administration offices for the sale of electric vehicle chargers however, if there is not a viable commercial interest in this property then an application will be made to turn the use back to residential use.

There are no noisy business uses close by that could affect the occupier of this house. The adjacent uses are residential uses other than the ground floor on the next door building. To the other side of No 6 Stonebridge Road is a house.

The main road to the front is relatively busy. This road is by passed by the road system that links to Ebbsfleet Station and to the A2 at Pepper Hill and therefore carries local traffic rather than the huge volume of commercial traffic that it once carried. However, in view of the potential noise levels the property is fitted with double glazed windows.

Natural light

All habitable rooms receive natural light via existing windows.

This property was in use as a house until acquired by the applicant and then was used for administration associated with the adjacent business only. As the business has relocated the property can be returned to residential use.

We therefore seek confirmation that this change of use is lawful under the permitted development rights within Class MA.

Design

No alterations are required. The property is laid out as a residential property.

Access

Access is via a single step in at the front entrance door. There are level changes across the ground floor and steps up to the first floor.

The position is very accessible to public transport including the mainline railway station at Northfleet and fast train services from Ebbsfleet and regular busses travel along Stonebridge Road. There is some limited shopping facilities within Northfleet and a full range of shops at Gravesend and Bluewater, the two nearest large shopping centres.

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