



Delegated Report

Full Planning Application

Application No:	20220342
Location:	79 And 79A Leander Drive, Gravesend, Kent, DA12 4NF
Description:	Change of use at 79a from Class C3 (Residential) to Class E (Dental Practice). Internal alterations and refurbishment to be proposed within the existing premises.
Applicant:	Mr Mikhil Amin, Novel Dental Group
Site Visit Date:	Desktop Assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Covering letter dated 24 March 2022 received 25 March 2022;
Planning Statement dated 24 March 2022 received 25 March 2022;
Drawing no. P-2 (Existing First Floor Plan) received 28 March 2022;
Drawing no. P-3 (Existing Second Floor Plan) received 28 March 2022;
Drawing no. P-4 (Proposed Ground Floor Plan) received 28 March 2022;
Drawing no. P-5 (Proposed First Floor Plan) received 28 March 2022;
Drawing no. P-6 (Proposed Second Floor Plan) received 28 March 2022;
Drawing no. P-7 (Existing/Proposed First Floor Plan) received 28 March 2022;
Drawing no. P-8 (Existing/Proposed Elevations) received 28 March 2022;
Drawing no. P-0 (Site Plan and Existing/Proposed Block Plan) received 29 March 2022; and
Application form received 29 March 2022.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
200110243	Application for approval of condition 2 and 3 attached to planning permission reference number 20090677 relating to the details and samples of external facing materials and the landscaping scheme.	Permitted	25.05.2011
20090677	Erection of part first and part second floor extensions to provide additional dental surgery facilities and a one bedroom self contained flat.	Permitted	27.11.2009

20050268	Erection of single storey side extension to form a reception area, store and w.c.	Permitted	25.05.2005
19890758	Erection of single storey extension on the north elevation to form a waiting room.	Permitted	29.09.1989
19791160	Erection of single storey extension at front to dental surgery	Permitted	14.03.1980
19790782	Erection of a single storey extension at the front and of a single storey extension at the rear of the existing surgery	Permitted	30.10.1979

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS10 – Physical and Social Infrastructure
- CS11 – Transport
- CS14 – Housing Type and Size
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

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

Paragraph 33 of the NPPF 2021 sets out that those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 8 – Promoting safe and healthy communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance (SPG)

- SPG4 – KCC Parking Standards (2006)

Consultations, Publicity and Representations

GBC Environmental Protection

A contaminated land watching brief condition and an informative relating to code of practice on construction and demolition are to be considered.

GBC Highways

In general given the proximity of the public car park that serves the local centre on Leander Drive there are no objections. However, with the increase in the number of surgeries there needs to be a provision of secure cycle parking to comply with the requirements of SPG4 (adopted supplementary planning guidance for vehicle parking). The proposal provides for 8 surgeries, whilst the existing provision is for 5. SPG4 requires a secure cycle parking space to be provided per two consulting/treatment rooms.

Minimum Cycle Parking Standards

Junior Schools		1 space per 50 pupils
Secondary Schools; Further & Higher Education	See Note 1	1 space per 7 pupils/students
Medical Centres/Surgeries		1 space per 2 consulting/treatment rooms
Other Non-Residential Institutions		1 space per 50 seats or 100m ²
Notes:	1 Where there is demand minimum provision should be exceeded (up to 1 space per 5 pupils/students)	

KMSP SPG4: Vehicle Parking Standards (July 2006)

25

Therefore, a single Sheffield Stand or similar will be sufficient as it can accommodate two cycles if correctly positioned and there is adequate space within the grounds to do so. However, the applicant should be encouraged to provide two stands to support sustainable travel.

KCC Heritage

There are no comments to make on archaeological matters.

Neighbouring properties

The application has been advertised by individual neighbour letters to 9 properties. The consultation period expired on 21 April 2022.

No letters of representation have been received from neighbouring properties.

The Local Ward Councillors were also consulted, and no responses were received.

Analysis

Proposal

This application seeks permission for the change of use at 79a from Class C3 (Residential) to Class E (Dental Practice), together with internal alterations and refurbishment within the existing

premises.

The existing 1 bedroom flat on the first floor of the premises was granted under planning permission 20090677. The submitted application proposes the change of use of this flat to incorporate it within the existing dental practice use. No external changes are proposed as part of the change of use.

Internally, the layout of the existing flat would be altered to create three additional surgery rooms, a toilet and a decontamination room. A door on the first floor at the top of the stairs would be installed to link the existing first floor of the dental practice to the new rooms.

Principle Issues

The main issues to be considered in this application are as follows:

- 1) The acceptability of the principle of the development, including the loss of residential;
- 2) The impact of the development on the character and appearance of the site and surrounding area;
- 3) The impact of the development on residential amenities; and
- 4) The impact of the development on parking and highway safety.

Principle

At the heart of the NPPF 2021 there is a presumption in favour of sustainable development (paragraph 11).

In this case, the application site is not protected or of particular importance. It is defined on the Policies Map of the Gravesham Local Plan Core Strategy 2014 as lying within the urban settlement boundary of Gravesend.



Policy CS02 of the Core Strategy prioritises development in the urban area as a sustainable location for development.

Policy CS10 of the Core Strategy applies to physical and social infrastructure, including dental services, and seeks to support proposals and activities that protect, retain or enhance existing and physical infrastructure, or lead to the provision of additional infrastructure that improves community well-being. The proposal would increase the existing dental service provision at the property by increasing the number of surgeries at the premises.

In this case, the proposal involves the loss of an existing 1 bedroom residential unit at the premises. Policy CS14 of the Core Strategy therefore also applies here, which seeks to protect the mix of housing in the existing housing stock and will resist the conversion of family sized residential units to smaller properties. However, as the residential unit involved is only 1 bedroom, and not a 2 or 3 bedroom family sized unit, the proposal would comply with the requirements of this policy and as the change of use involved seeks to enhance the existing dental practice provision at the premises, there is no objection to the broad principle of the change of use on this site, subject to the proposal being appropriate in terms of other planning issues.

Design and Character and Appearance of Surrounding Area

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design

is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

As the proposed change of use would not involve any external alterations to the premises, there would be no resultant impact on the character and appearance of the area. The proposal is therefore considered to comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraphs 124, 126 and 130 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Neighbouring Properties

The main neighbouring properties affected by the proposal are No. 77 Leander Drive to the north and Nos. 1-3 Whinfell Way (a doctor's surgery) to the east of the site. As Nos. 1-3 Whinfell Way is a doctor's surgery there would be no impact on residential amenities.

With regards to the impact on No. 77 Leander Drive, the existing application building would not be externally affected and thus there would be no physical changes to impact on this property as a result of the proposal. This is supported by a lack of objections from neighbouring properties. Indeed, there would arguably be less of an impact on No. 77 than the existing residential use, as the dental surgery is subject to specific opening hours and would be empty around these times. The proposal should be conditioned in line with the existing operating hours to ensure the continued protection of neighbouring residential properties.

There would be an intensification in the use of the premises with the additional surgeries proposed, but as the proposed change of use of the part of the first floor will be in keeping with the existing established dental practice use, there will be little change to the present situation with regard to noise, disturbance, traffic or activity levels.

Overall, it is considered that the proposal would protect residential amenities and is therefore acceptable and in accordance with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Parking and Highways

There are no changes proposed to the access at the property. The application site is in a sustainable location, and due to the close proximity of the public car park that serves the local centre on Leander Drive for use by clients of the dental practice, there are no parking or highway concerns.

However, with the increase in the number of surgeries at the premises there would need to be a provision of secure cycle parking to comply with the requirements of the standards set out in SPG4 and to cater for alternative means of transport and accessibility to services. The proposal

would result in 8 surgeries at the premises, whilst the existing provision is 5. SPG4 requires a secure cycle parking space to be provided per two consulting/treatment rooms.

Therefore, a single Sheffield Stand or similar will be sufficient as it can accommodate two cycles if correctly positioned and there is adequate space within the site to do so. However, the applicant should be encouraged to provide two stands to support sustainable travel. A condition can be imposed on this basis.

The proposal would comply with the requirements of paragraph 111 of the NPPF 2021, Policy CS11 of the Core Strategy 2014 and Policies T1, T5 and P3 of the Local Plan 1994.

Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, it is considered that this proposal would have no archaeological impact. The proposal therefore complies with Policy CS20 of the Core Strategy 2014 and paragraph 197 of the NPPF 2021.

Environmental Protection

The application has a low environmental risk. There is no objection to the proposal providing conditions/informatives be imposed relating to a watching brief and code of practice on construction and demolition. The proposal therefore complies with Policy CS19 of the Core Strategy 2014 and paragraph 185 of the NPPF 2021.

Conclusion

Whilst this application involves loss of a residential unit at the site, due to the fact that the affected unit is a 1 bedroom flat, and not family sized, together with the prospect of the proposed enhancement of an established dental practice within the local community, the proposed change of use is considered to be acceptable in principle. In addition, there would be no adverse impact on residential amenities or parking and highway safety. The proposal would therefore be in line with the provisions of Policies CS02, CS10, CS11, CS14 and CS19 of the Core Strategy 2014, saved Policies T1, T5 and P3 of the Local Plan 1994, and paragraphs 11, 111, 124, 126 and 130 of the NPPF 2021.

Recommendation

Approve with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Richard Hart
Signed: <i>K. Parkin</i>	Signed: <i>R Hart</i>
Dated: 23/05/2022	Dated: 24 th May 2022