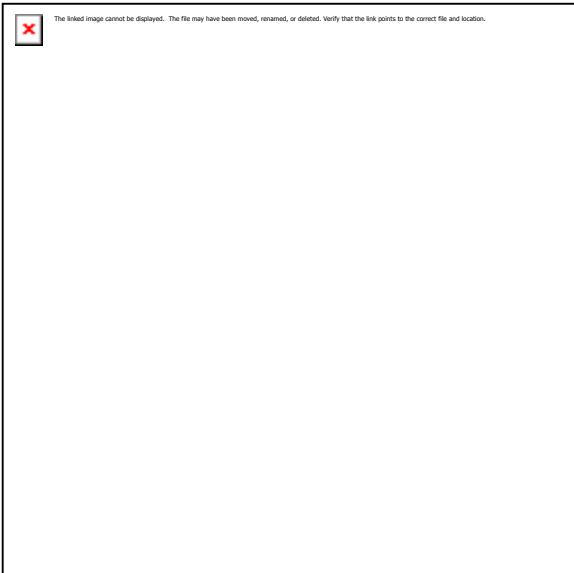




Delegated Report

Householder Planning Application

Planning Application No: 20220702

Location: 43 Singlewell Road Gravesend Kent DA11 7PU

Description: Application for a variation of condition 4 of planning permission 20211371 for the alterations to the existing shopfront incorporating the sub-division of the existing class E unit; to allow the opening time on Saturday's from 6.am to 16.00 pm.

Applicant: Mr Balraj Gill

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Site Location Map
- Planning Statement.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20211371	Alterations to the existing shopfront incorporating the sub-division of the existing class E unit.	Permitted	29.12.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

- CS19 - Development & Design Principles

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
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Consultees

Environmental Protection

“Due to the location and nature of the business, this service has no objections to the proposal outlined above.”

Neighbouring properties

The application was advertised by way of letter to 19 surrounding properties. The consultation period expired on 2nd August 2022 and no comments were received.

Officer's Analysis

Proposal

The application has been submitted as a section 73 application and the Local Planning Authority has judged the principle of the development (Alterations to the existing shopfront incorporating the sub-division of the existing class E unit.) to be acceptable with the approval of 20211371 subject to conditions .

For the purposes of this application no fresh issues can be introduced and only the issues relating to the variation of condition 4 to allow the opening time on Saturdays from 6.am to 16.00 pm.

Condition 4 as approved by states the following:

The use hereby permitted shall only operate between the hours of 07:00 and 21:00 Monday to Fridays, 08:00 to 16:00 Saturdays and 08:00 to 17:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Design, Character and Appearance

The proposed variation of condition will involve no external alterations except those already permitted under permission 20211371 and therefore will have no detrimental impact on the character and appearance of the area. Likewise, the use remains the same and therefore there will be no detrimental impact.

The proposal therefore accords with Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The application property is located on a corner plot and comprises two storeys of which ground floor is retail and first floor is residential. The proposed extension of opening hours for the barbershop has not been adequately justified in the planning statement and so there is some concern as to why clients would want to have a hair appointment at 6am on a Saturday morning.

Furthermore it is also necessary to safeguard neighbouring amenity going forward as the site could potentially be changed to a different business within use Class E in which case it is appropriate to grant temporary consent for the extended hours for a duration of 12 months of this decision notice. After this period has elapsed the previous trading hours will be applicable and a further application will be required to vary the opening times on a permanent basis

The proposal is considered acceptable and compliant with Policy CS19 of the Core Strategy 2014.

Parking and Highways

No additional impact on the highway.

Conclusion & Recommendation

The application has been fully considered and the extended opening hours are acceptable on a temporary basis for 12 months.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	26 th August 2022	Dated:	26th August 2022