

SEVENCROFT LTD.



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW
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Design & Access Statement

For

Proposed Variation of Condition 2, 6 of Planning Approval
Reference Number 20200615 to allow for the outlet to be used
for Takeaways rather than just Pizza & Associated Products

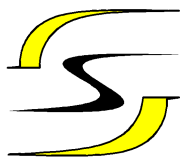
at

147 Parrock Street, Gravesend, Kent DA12 1EY

VAT. Reg. No. 785 2008 26

Director : C. J. McMullon Dip. Arch.
Registered in England No. 4216262.

Company Secretary : A. J. McMullon
Reg Office: 18/20 Canterbury Road, Whitstable, Kent CT5 4EY



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A Design & Access Statement is a document that explains the thinking behind a Planning Application, to show that the applicant has thought carefully how everyone, including disabled people, older people & young children will be able to use the proposed dwelling.

The Design Statement should be read in conjunction with drawing numbers 2022/33/01 – 03 being the drawings for the above works.

1.0 Introduction

The proposed application is being submitted at the request of Sikdeep Coyle, The Planning Enforcement Manager, as the original planning approval reference number 20200615 had conditions attached for which this application is applying to vary for our client. This application highlights condition that we would like to vary.

2.0 The Site & Design Approach.

The application site is situated at 147 Parrock Street, & is located amongst a street frontage of takeaway outlets & mixed commercial units at ground floor level with residential units above. There is a large, pay & display car park opposite which has plenty space for the local shoppers and employees within the units. The site is located within the Town Centre Opportunity Area as defined by the Gravesham Local Plan Core Strategy (2014). The application site is not located in a Conservation Area and not a Listed Building or located in close proximity to one.

The internal layout will have side dedicated to the cooking with a 4m long canopy over the area with the remainder being used for a limited seating area for use by customers whilst waiting for there takeaways. This will be provided with fresh air provided by a newly installed fresh air system which will draw air

3.0 Planning Clarification requested by Sikdeep Coyle.

Our client is looking to provide a takeaway services providing authentic Turkish Cuisine as outlined in the sample menu in Appendix B

We will deal with the Existing Planning Permission one condition at a time & it states that

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Condition 1. - The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

ANS. The works will be started within this timeframe

Condition 2. - The development hereby permitted shall be carried out in strict accordance with the following approved plans/drawings; • Application Form dated 09/07/2020 • Drawing Number; PS-MAC-20-09-P02 Existing Ground Floor, Proposed Ground Floor, Existing and Proposed Elevations • Planning Statement • Noise Impact Assessment Report Reference number VA3240.200618.NIA dated 18th June 2020, by Venta Acoustics

Reason In order to ensure the development is implemented on the basis of the scheme as submitted and assessed in the interests of proper planning and in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).

ANS. Please find attached one copy of drawing numbers 2022/33/01 – 03. We would like these drawings added to the list above to ensure clarity.

Condition 3. - The premises shall only be open for trading as a hot food takeaway, and any associated home delivery service shall also only operate, between the hours of 11:00 hours and 23:00 hours on any day.

Reason To protect residential amenities of occupiers of properties surrounding the site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and Section 12 of the National Planning Policy Framework.

ANS. No change to these hours are proposed.

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Condition 4. - The rating level of the noise emitted from plant/machinery/equipment installed at the premises, shall not exceed the existing background noise level by more than -10dB at the nearest noise sensitive premises when measured and assessed in accordance with BS4142:2014.

Reason To protect residential amenities of occupiers of properties surrounding the site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and Section 12 of the National Planning Policy Framework

ANS. Please find attached a list of the proposed equipment to be installed which will provide additional noise dampening to the system than previously provided.
See Appendix A.

Condition 5. - The odour extraction/ventilation system shall be installed as set out within the Noise Impact Assessment, ref. VA3240.200618.NIA by Venta Acoustics dated 18-06-20 and Planning Statement dated 29-06-20 from Planning Direct, ref. 0609-SB, before the use as hereby permitted first commences. The odour extraction/ventilation system as installed must not be used outside the permitted operating hours of the premises. The system shall be maintained fully effective thereafter.

Reason To protect residential amenities of occupiers of properties surrounding the site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and Section 12 of the National Planning Policy Framework.

ANS. Please find attached a list of the proposed equipment to be installed which will provide additional odour extract / ventilation system better than previously provided.
See Appendix A. This equipment being very similar to those detailed in the above report.

4.0 Conclusion

The proposed Development changes are only minor alterations & the variation to food takeaway is minor with additional odour controls being installed to eliminate cooking smells from the premises & in keeping with those previously approved & are in keeping with the local vernacular
The proposed development will not be detrimental to the amenity of the neighbouring properties already approved.

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