

Planning Statement

Full Planning Application for the Replacement and Enlargement of
Existing Outbuilding

**9 The Parade
Gravesend
DA12 5RT**



Dream Design Develop Ltd

01474 648009

info@dreamdesigndevelop.co.uk

www.dreamdesigndevelop.co.uk

1. Introduction

This Planning Statement is submitted in support of a **full planning application** for the replacement and enlargement of an existing outbuilding to the rear of **9 The Parade, Gravesend, DA12 5RT**. The premises is occupied by **Valley Grill**, a hot food takeaway business, and the outbuilding is required to serve as ancillary storage space for the business operations.

The proposal seeks to replace the existing, undersized outbuilding with a larger and more functional structure while keeping the overall height at **2.5 metres**. The upgraded building will support food storage, packaging, and operational equipment in a more hygienic and efficient manner, improving compliance with environmental health standards and enabling smoother day-to-day operations.

2. Site Context

The application site comprises a mid-terrace commercial unit within a small retail parade located on The Parade, Gravesend. The unit operates as a hot food takeaway (Sui Generis use) with direct frontage onto the public highway and a service yard to the rear.

To the rear of the premises is an existing single-storey outbuilding currently used for storage. However, its scale and condition are no longer adequate to meet the needs of the business, which requires additional dry and cold storage space.

Importantly, **similarly scaled and, in some cases, larger outbuildings exist at both No. 8 and No. 12 The Parade**, which are also in commercial use. These outbuildings serve similar takeaway and retail premises and are used for equivalent storage and operational purposes. The proposed development is therefore wholly in keeping with the established pattern of development within this commercial terrace.

3. Proposed Development

The proposal is to remove the existing outbuilding and replace it with a new structure of increased footprint, purpose-built for secure and compliant commercial storage. The key features include:

- **Increased footprint** to provide sufficient storage space for food stock, packaging, and operational equipment.
- **Retention of a maximum height of 2.5 metres**, ensuring a low-profile, visually unobtrusive structure.
- **Flat roof construction** to minimise impact on neighbouring properties and maintain a subservient scale.
- **Durable, weather-resistant external materials**, selected for longevity and ease of maintenance.
- **No changes to access or servicing arrangements**; the building will continue to be accessed from the rear service area.

4. Planning Considerations

4.1 Principle of Development

The proposed outbuilding will remain ancillary to the existing commercial use (takeaway) and will not result in any change of use. The development supports the sustainable operation of a local business and is consistent with Gravesham Borough Council's policies encouraging economic growth in local centres.

4.2 Design and Appearance

The design is modest, functional, and appropriate for its commercial setting. The building will not be visible from the public realm and will not detract from the character or appearance of the area. Its low height and neutral finish ensure minimal visual intrusion.

4.3 Neighbouring Amenity

At 2.5 metres in height and situated to the rear, the building will not result in loss of light, privacy or outlook for neighbouring properties. The flat-roofed form and non-intrusive siting are designed specifically to minimise impact.

4.4 Environmental Health

The replacement structure will improve the sanitary and operational conditions of the business by enabling better storage management. This aligns with food hygiene and safety guidance and is likely to be welcomed by the Environmental Health team.

4.5 Highways and Access

No changes are proposed to the existing site access, parking or delivery arrangements. The proposal does not involve any intensification of use or increase in customer footfall. It is solely intended to improve internal logistics.

5. Conclusion

This full planning application seeks permission for a modest yet essential improvement to the ancillary facilities of an established takeaway business at 9 The Parade. The replacement outbuilding will enable better storage, safer working conditions, and improved compliance with health standards, while remaining entirely in keeping with other similar rear extensions and outbuildings in the area.

By keeping the structure at a maximum height of 2.5 metres and maintaining a restrained, functional design, the proposal avoids harm to visual or residential amenity. The presence of comparable or larger outbuildings at **Nos. 8 and 12 The Parade** demonstrates that the proposed development is well within the expected scale and use pattern for the locality.

The application supports local economic activity and accords with local and national planning policy objectives relating to the vitality of small businesses.

Planning permission is therefore respectfully sought.