

Delegated Report

Planning Application

Planning Application No: 20230560

Location: 4 - 5 The Parade Wrotham Road Meopham Gravesend

Description: Alterations to shop fronts at nos. 4 and 5; alterations to dormer windows in front and rear roof slopes; alterations to the internal layout; addition of cladding to front elevation; installation of air conditioning unit to rear elevation; and removal of chimney.

Applicant: Mr Halil Ersunger

Site Visit Date: 13 July 2023

Submitted Documents/Plans

Application for Planning Permission form;
Drawing no. 21-29-21 Location plan and existing block plan;
Drawing no. 21-29-22 Proposed block plan;
Drawing no. 21-29-23 Previously approved layouts;
Drawing no. 21-29-25 Air conditioning specifications;
Drawing no. 21-29-24 Previously approved elevations;
Drawing no. 21-29-26 Existing ground and first floor layouts;
Drawing no. 21-29-27 Existing second floor layout and roof plans;
Drawing no. 21-29-28 B Existing elevations; and
Air conditioning specifications.

Superseded Documents/Plans

~~Drawing no. 21-29-28 Existing elevations.~~

Procedural issues

Following the case officer's detailed assessment of the proposal, the description of the proposed development was amended from '*Alterations to shop fronts at nos. 4 and 5; alterations to dormer windows in front and rear roof slopes; addition of cladding to front elevation; installation of air conditioning unit to rear elevation; and removal of chimney.*' to that shown above.

As the amended description related only to internal alterations and did not alter the quantum or type of development granted under the previous planning permission, there was not considered any requirement for any additional publicity or consultation.

Following a request from the case officer, the existing elevation drawing was amended so that it more accurately illustrated the application property.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230183	Application for the approval of conditions 3 and 4 attached to planning permission 20211564 relating to the external facing materials, colours and finishes to be used in the construction of the development hereby permitted, and including all surface treatments, boundary treatments, refuse and waste disposal, and external lighting.	Approved	23.03.2023
20211564	Change of use and conversion of first floor from commercial (Class E) to residential (Class C3), and erection of a two storey rear extension and loft conversion with front and rear dormers to create enlarged commercial unit on ground floor together with bin and cycle storage, and 2 x studio and 2 x 1 bedroom self-contained flats on first and second floors.	Permitted	07.03.2022
20211207	Change of use and conversion of first floor from commercial (Class E) to residential (Class C3), and erection of a two storey rear extension and loft conversion with front and rear dormers to create enlarged commercial unit on ground floor together with bin and cycle storage, and 2 x studio and 2 x 2 bedroom self-contained flats on first and second floors.	Refused	10.12.2021
20210246	Change of use and conversion of first floor from commercial (Class E) to residential (Class C3), and erection of a two storey rear extension and loft conversion with front and rear dormers to create enlarged commercial unit on ground floor together with bin and cycle storage, and 1 x 1 bedroom and 1 x 2 bedroom self-contained flats on first and second floors.	Refused	30.06.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- None

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

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – nationally described space standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

GBC Highways Officer

I have no objections, there would appear to be no highway issues associated with this application.

GBC Environmental Protection Team (Regulatory Services)

Only the installation of the air conditioning unit is of relevance to Environmental Protection. Due to the proximity of residential flats, it is important to ensure that the noise from the air conditioning unit does not result in problems. Although the technical specification has been submitted which details the noise levels at 53/54 dB(A), there is no indication as to what this level is in comparison to background noise levels or what the operational hours will be. In order to address this, the following noise control condition is recommended:

In order to limit the likelihood of noise nuisance occurring, the rating noise from the air conditioning unit associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014.

Meopham Parish Council

No objections to this planning application but please can GBC look at the change of use of the premises to a food outlet. There are already eight food outlets on the Parade with insufficient parking spaces for an additional food outlet.

Neighbouring properties

The application was publicised by a site notice and to nine neighbouring properties by letter. No representations have been received.

Officer's Analysis

Background

Planning permission was granted in March 2022 for the change of use and conversion of the first floor of the application property from a commercial (Class E) use to a residential (Class C3) use; the erection of a two storey rear extension and loft conversion with front and rear dormers to create an enlarged commercial unit on the ground floor, 2 x studio and 2 x 1 bedroom, self-contained flats on first and second floors with associated bin and cycle storage.

During the determination of a discharge of condition application relating to that planning permission, it was noted that some aspects of the development had not been built in accordance with the approved plans. The following amendments to the approved development have been carried out on site;

- An existing chimney has been removed;
- The front and rear dormer design and location have been amended;
- Cladding has been installed on the front elevation;
- The shopfronts have been altered;
- An air conditioning unit has been installed on the rear elevation; and
- The internal layout of the residential units has been amended.

This application has been submitted in an attempt to regularise the existing situation.

Design, Character and Appearance

The amended dormers in the front and rear roof slopes are slightly narrower and located in a slightly higher position within the roof slopes than the previously approved dormers. However, the dormers remain subservient to the roof slopes and are appropriate in design and facing materials and as the following image illustrates, the front dormers match with others already within the Parade. Furthermore, the loss of the chimney does not detract from the character of the building.



November 2022 Google Street View image

The cladding on the front elevation does not match with the white render on the surrounding properties but it is not significantly out of character with the parade of shops as a whole. Grey cladding is already in place, in close proximity to the application site (at no. 9 The Parade) and its application would not necessarily require planning permission, if it was done as a separate development.

The proposed shopfronts have deeper fascia designs than that approved previously, but in the context of the surrounding properties (most notably nos. 6 and 7 The Parade), these would not look out of place, nor would they detract from the character of the building and its surroundings. The shopfronts also have different fenestration when compared to the approved development, but this alteration would also be acceptable in terms of design.

The proposed alterations to the internal layout of the first and second floors would result in a different staircase arrangement at the front of the building and for units 4B and 5B, the second floor bedrooms being swapped onto first floors and with kitchen and living room accommodation being provided at second floor level in their place. For units 4A and 5A, the internal layout of the studio flats would be rearranged. However, the resulting internal layout would still provide the same quantum and type of development as approved. Therefore, the alterations to the internal layout would be acceptable.

Overall, the proposed development would be appropriate in terms of design and would not have any adverse impacts on the character or appearance of existing building or the surrounding area (which is within the Meopham Downs Landscape Character Area). Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

The proposed development would provide residential accommodation where the proposed bedroom sizes and residential unit sizes would be in excess of the requirements of the Nationally Described Space Standard (2015). Therefore, the proposal would provide good living conditions for future occupiers and would not be detrimental to their residential amenity. As such, the proposed development would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers

of the surroundings dwellings.

The proposed development would result in the retention of an air conditioning unit on the rear elevation of the application property. Due to its proximity with surrounding residential properties (both at the application site and adjacent) there is the potential for adverse noise/disturbance impacts to occur, which could be detrimental to residential amenity. In order to mitigate such impacts, the GBC Environmental Protection Team (Regulatory Services) has recommended a noise condition. Therefore, provided that this condition is attached to any planning permission granted, then it is considered that there would be no adverse noise/disturbance impacts.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The submitted details show the existing rear parking and turning area at the rear of the application site being painted with yellow lines in order to ensure that the parking spaces and cycle/bin stores remain accessible. This revision would be beneficial in highway terms and a condition can be attached to any planning permission granted to retain it permanently. It is noted that the GBC Highways Officer has raised no objection to the proposal.

Any Other Material Planning Considerations

The comments of Meopham Parish Council are noted and appear to relate to the temporary signage shown in the following image;



Case Officer photograph taken 13 July 2023

The applicant has been informed that a change of use to a takeaway would need planning permission in itself. In addition, it is noted that the temporary signage which indicated this potential use has now been removed.

Suggested Conditions

Development in accordance with the approved plans
Formation of revised parking and turning area within three months
Noise condition

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:	K Joyce	Signed:	
Dated:	17th August 2023	Dated:	21 August 2023