

07946608141



jcd-ad@outlook.com



www.jcd-ac.co.uk



20 Admirals Walk Chatham Kent ME5 8NL

Our ref: 22145-02

Planning Department
Gravesham Borough Council,
Civic Centre,
Gravesend,
Kent.
DA12 1AU

17th November 2022

Planning Assessment

Proposal: Retention the extension at the rear

Location: Vigo Tandoori, No5 The Bay, Vigo, Gravesend, Kent. DA13 0TD

The following Local Plan Policies have been taken into account:

Policy for Hot Food Shops and Restaurants and other A3 uses*

Policy S7

Changes of use of existing retail shops to Class A3 uses* will be considered according to the following criteria:-

- (i) They should not cluster with other similar uses to create a dead frontage.
- (ii) They should not have a detrimental effect on the amenity of any nearby residential accommodation.
- (iii) There should be adequate parking space available which will not interfere with the free flow of traffic along the highway.
- (iv) It should be possible for ventilation trunking to be discreetly located on the building.

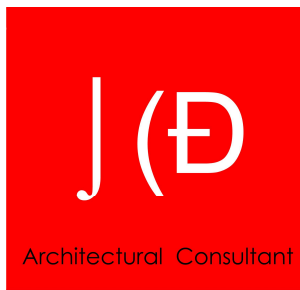
Where such uses are found to be acceptable in principle, conditions will be imposed in any planning permission granted to ensure that environmental disturbance is kept within suitable limits.

S7(i)-(iv) Not apply

The Proposal & Impact

The proposal is to the retention of the unlawful extension at the rear. Works include raising the previous store room slightly and covering the open courtyard with monon-pitched roofing to facilitate additional shower room for staff. The previous screen fence panels were replaced with single blockwork with additional window. Planning Enforcement Officer Ian Brown has been on-site visit (ref: 22/00139/EN) and advised the applicant to change the current appearance from blockwork to timber cladding to match the look as original (and as a neighbour).

The rear access is direct to the private car parking for all Units owned by Zev Bruber, Commercial Property Management. And the car parking area is surrounded by a 2.8m high boundary brick wall. Therefore, this improvement will not affect the area's character, and the impact is minimal.



07946608141



jcd-ad@outlook.com



www.jcd-ac.co.uk



20 Admirals Walk Chatham Kent ME5 8NL



Fig 1. Google Street Scene from Erskine Road to the proposal site



Fig 2. Google Street Scene from the main road to the private car parking area



Fig 3. Photo to the rear



Fig 4. Photo to the rear



Fig 5. Photo to the side



Fig 6. Photo to the side