

Delegated Report

Planning Application

Planning Application No: 20211371

Location: 43 Singlewell Road Gravesend Kent DA11 7PU

Description: Alterations to the existing shopfront incorporating the sub-division of the existing class E unit.

Applicant: Mr Balraj Gill

Submitted Documents/Plans

Application form;
Design & Access Statement;
OS Plan 1:1250;
Block Plan 1:500;
Drawing No.ICON-102 P2 - Existing & Proposed Plans; and
Drawing No.ICON-102 P2 Rev A – Existing & Proposed Elevations.

Relevant Planning History

20170362 - Alterations to the existing shopfront incorporating the sub-division of the existing A1 unit.
Permitted 14.08.2017

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
- CS18 – Climate Change
- CS19 - Design & Development Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

No comments received from Ward Cllrs. Consultation expired on 7.12.21

Neighbouring properties

20 surrounding properties were consulted and 1 objection received, the consultation period expired on 7.12.21.

The objection was on the grounds on impact of the development on parking surrounding highway network.

Officer's Analysis

Character and Appearance

43 Singlewell Road is a two storey property situated on the corner of Singlewell Road and Cross Lane West. It is currently utilised as an E class retail unit at ground floor level with separate residential accommodation at first floor level. The floor area of the ground floor is approximately 70m² and currently utilised as a hairdressers.

The external alterations which are the subject of this application are minimal. It involves the removal of two ground floor windows on the Singlewell Road elevation and replacement with a small shopfront. No details of the new shopfront have been provided and as such will be conditioned.

It is not considered that converting the existing retail unit into two units will affect the character and appearance of the local centre or wider area. In numerical terms, the same total area of A1 retail space is being provided, just in two separate units. As stated in paragraph 5.2.8 of the Local Plan Core Strategy, 'it is important that local centres are protected and their role and function are retained and enhanced as opportunities arise so that they continue to maintain their ability to perform this function. Proposals for new development will therefore be encouraged which are appropriate to the size of the centre and the local catchment area and where they safeguard the retail character and function of the centre.' It is therefore considered that the proposal complies with Policy CS08 of the Local Plan Core Strategy.

Neighbouring Amenity

One neighbour representation has been received. It is not considered that dividing the current unit into two will create more highway issues. The two units will both be E class retail units and the same floor area remains. There are parking restrictions in place surrounding the site to prevent against inconvenient parking. While an additional unit is being provided, the same amount of E class retail floorspace is provided. It is considered that this change will have a neutral impact on the surrounding area.

Parking and Highways

No additional impact on the highway.

Conclusion & Recommendation

The application has been fully considered and the conversion of the existing E class retail unit into two smaller separate units will not conflict with policy. The replacement shopfront and opening hours will be conditioned to safeguard neighbour amenity i.e. Saturday start time is 8am rather than 6am which was sought and ensure the development integrates well into the surrounding area.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Wendy Lane
Signed:	<i>R Hart</i>	Signed:	<i>Wendy Lane</i>
Dated:	29th December 2021	Dated:	29th December 2021

Gravesham Borough Council