

18 Overcliffe, Gravesend

DA11 0EH



**CONVERSION OF REAR BUILDING (C3 CLASS) TO A VEHICLE
TYRE REPAIR GARAGE (B2 CLASS).**

DESIGN STATEMENT

Prepared by MM Planning Drawings

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Proposal

The application seeks planning permission for the change of use of an un-utilised building, to the rear of 18 Overcliffe, to a vehicle repair shop.

Externally, the existing bi-folding shutter doors will be replaced by vertically opening roller shutter doors. Otherwise, no other external changes are proposed.

Internally, no major internal or structural changes are proposed. There is currently an existing inspection pit within the building, with hydraulic equipment. This has led us to believe the building was previously used as a mechanical repair shop.

Careful consideration was given to make sure the proposal has minimal impact on the existing dwellings and street scene. No external changes are proposed, other than the replacement of the external shutter with a new one.

It is anticipated that the change of use will not introduce any additional security, amenity, or lighting impacts to the surrounding neighbours. Internally, all measures will be taken to retrofit the building to ensure compliance with insulation and safety standards.

Design and Access

Use - The use of the property would change from C3 Use Class to B2 Use Class.

Amount - The amount of floorspace will be remain the same.

Layout – The layout of the existing building will remain largely the same – an open plan space.

Scale – The overall scale of the building will not change.

Landscaping - There is no landscaping involved, no trees or vegetation are proposed to be removed.

Access - Access to the building will not change as a result of the proposal – the building will be accessed via St James's Avenue.

Parking – Off-street parking will be provided adjacent to the outbuilding, accessed via the drop kerb, off St James's Avenue.

Biodiversity

A desktop study carried out using MAGIC interactive map (<https://magic.defra.gov.uk/MagicMap.aspx>) indicated that no protected species are located within the vicinity of the site; No habitats have been identified in or around the site.

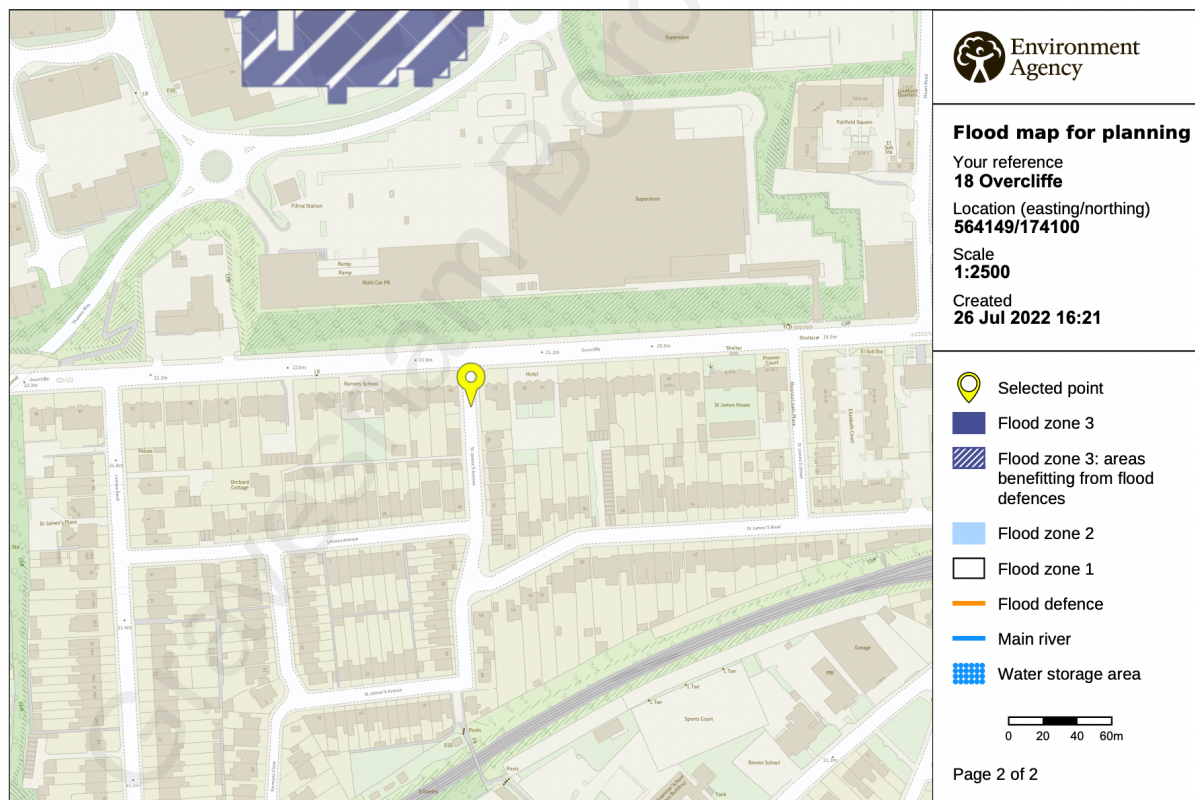
The proposal has been designed to mitigate the impact of the implementation on habitats and its species. The proposal does not seek to remove any trees or hedges. Furthermore, a visual building inspection was carried out and there were no visible signs of birds or other species nesting within any part of the existing building, its roof, eaves, or any other part of the site.

Finally, the applicant has never witnessed or heard any signs of birds or other species nesting within the existing house. Should the LPA deem it necessary, a detailed inspection can be carried out prior to implementation.

Flood

The proposed dwelling is located within a flood zone 1 area – an area with a low probability of flooding.

Land and property in this flood zone are defined as land having a less than 1 in 1,000 annual probability of river or sea flooding (<https://flood-map-for-planning.service.gov.uk/>).



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