

PROPOSED CHANGE OF USE OF UPPER GROUND FLOOR OF E2(B) COMMUNITY HALL (VACANT) INTO E(A)-RETAIL SHOP 2. THE LOWER GROUND FLOOR WHICH IS CLASS E AND VACANT WILL BECOME A GYM 3. ERECTION OF TWO STOREY REAR EXTENSION 4. CHANGES TO FENESTRATIONS AT THE RAINBOW CENTRE ROSE STREET NORTHFLEET DA11 9EQ. UNDER THE TOWN AND COUNTRY PLANNING ACT, 1990.

It is understood that the building has been vacant for a period of time. Details relating to the circumstances leading to the building becoming vacant, the period of time that it has been vacant and any attempts to market it for other community uses could form part of a justification for the loss of the building for community purposes. The nature of the proposed retail use at first floor level may also be relevant if it can be shown that this would “enhance the sustainability of communities and residential environments”. It is less likely that the proposed storage use at ground floor level could be justified on such grounds.

Answer- The building was sold on auction in 2021, though it had been vacant before then. The proposed use will be beneficial to the immediate community as it will provide a new gym and yoga room on the ground floor and supermarket which will serve the local community.

The proposed retail shop on the first floor will aim to be sustainable by ensuring that nearby residents can access their groceries within minutes through a new sustainable delivery system without needing the use of their cars or public buses.

If the loss of the existing community use can be justified, the broad principle of the proposed retail use in this location would be considered acceptable

Answer- The building will not meet the present need of the community regarding its capacity, however a new recreational facility is proposed at the Bellway Harbour Village behind Lawn road Primary school, this will benefit residents of Northfleet.

In addition, a 200sqm community centre is proposed near the river that will open unto a new promenade which will cater for community events to meet the needs of Northfleet.

The nearest residential properties to the proposed extension would be located to the south in Ebbsfleet Walk. Due to the sitting, design and orientation of the extension in relation to these properties it is considered there would not be any undue impacts in terms of loss of daylight/sunlight or loss of outlook.

Answer- There is no loss of daylight due to the orientation of the building that may cause loss of daylight/sunlight or loss of outlook

There is concern with respect to the first-floor window within the southern elevation of the proposed extension. This could result in window to window overlooking between the extension and properties in Ebbsfleet Walk. In order to prevent this, this window should either be deleted or shown to have obscure glazing and, apart from any top-hung fanlight, be non-opening.

Answer- The first floor windows proposed within the southern elevation will be frosted/obscure glazed and top hung fan light will not be openable.

It would also be necessary to provide suitable bicycle parking for both uses, again there appears to be nowhere suitable within the red line

Answer- Cycle parking is proposed and location is shown in drawing no. 2002.

Any planning application would need to clearly demonstrate how the amenity of nearby occupiers would be protected particularly in terms of noise and disturbance from activities associated with the proposed storage use. Amendments would also be required to ensure that there is no loss of privacy to neighbouring occupiers due to window-to-window overlooking. In addition, there are a number of concerns with respect to the proposal in terms of highway safety as set out in the comments from the Council's Highway Development Management Officer

Answer- There will be no loss of privacy to neighbours as any window facing a neighbour's property will be frosted/obscure glazed and all top hung fan light will not be open able.

Loading and unloading is allowed on double and single yellow lines in accordance with the local authority's time limits, unless any other loading and unloading restriction applies within Gravesham council. With regards to the supermarket, loading and unloading is available within Hedgemans Road. There is a single yellow line which operates Monday to Friday, 8.30am to 5.30pm. Small electric vans will be used to deliver goods as they can load and unload for a period of 20 minutes during this time..

Emergency access will be maintained at all times within the service road for both the businesses and flats located at this location.