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Gravesham Borough Council Planning Division
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

24th March 2022

via Planning Portal

PLANNING STATEMENT

RE: 79 & 79a Leander Drive, Gravesend, Kent, DA12 4NF

INTRODUCTION:

This planning statement is submitted on behalf of Mr Mikhil Amin the leaseholder for 79 & 79a Leander Drive, Gravesend, Kent, DA12 4NF. The proposal involves the change of use at 79a from Class C3 (Residential) to Class E (Dental Practice). Internal alterations and refurbishment to be proposed within the existing premises. The existing Novel Dental Group at 79 Leander Drive, Gravesend, Kent, DA12 4NF is a highly established practice and a demand requirement within the local area.

SITE DISCRIPTION:

The well-presented 2-floor building has a split use for both a dental practice and a 1-bedroom residential flat. This property was granted planning approval in 2009 under planning reference: (20090677) '*Erection of part first and part second floor extensions to provide additional dental surgery facilities and a one-bedroom self-contained flat*'.



**Birds eye view
of 79 & 79a
Leander Drive**

The site is accessed from the South of Whinfell Way, with surrounding neighbouring properties at close proximity. The property is not listed nor is it in a conservation area.

PROPOSAL:

This proposal is to obtain planning approval for the change of use to an existing Class C3 (Residential) 1-bed flat to merge part of the existing Class E (Dental Practice), this is associated with Internal Configuration, however no external changes to be made for the existing building façade/envelope.

The proposal seeks to obtain planning approval that will not affect any neighbouring properties, nor will it take away any character to the existing property. Visually this will not have any impact to the streetscape.

All proposed materials and style of brick, windows, render, roof tiles, doors, etc... re to match the existing. The proposal also deems to improve the landscape/garden areas of the site, which will enhance the surrounding nature.

SUMMARY:

The proposal would be a significant improvement to the property for the increasing demand for an expanding Dental Surgeon in the borough/local area, which will not visually harm the surroundings, nor does it impact on the character or form of the original property.

I trust you will find the above planning statement entirely satisfactory, however, should you have any further questions or queries please do not hesitate to contact me. In the meantime, I look forward to hearing from you soon.

Kind regards,



Anish Patel BSc(Hons), BA(Hons), ACIAT, M.Arch.Des