

Outline proposals:

The proposal is for a change of use from a 'Sui Generis' to a 'Class E'. Currently it is a Chinese take away which will be converted to an open retail space.

Site and planning constraints:

The site is set in Whitstable above and elevated from the main road of Tower Parade and situated mostly in a residential area with few surrounding amenities. Terraced housing runs mostly along this stretch with heights of two storeys with a lower ground floor which allow for a rear garden or parking.

The site is situated within flood zone 3, it benefits from flood defences.

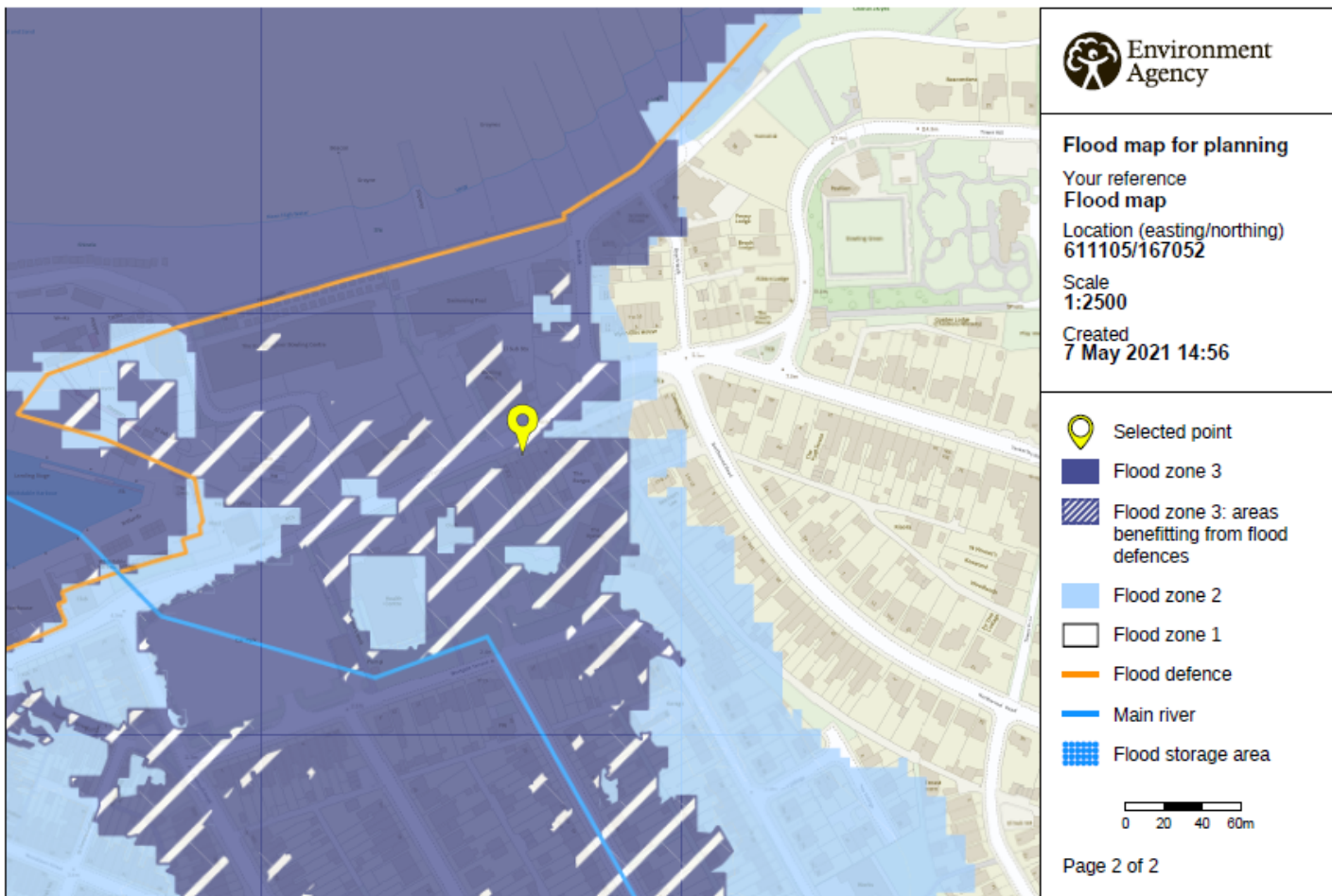
There are no real planning concerns as it will remove the kitchen and cooking appliances and create a safer space for surrounding neighbours and will not alter its current possibility of flooding as nothing will change structurally.

Detail proposals:

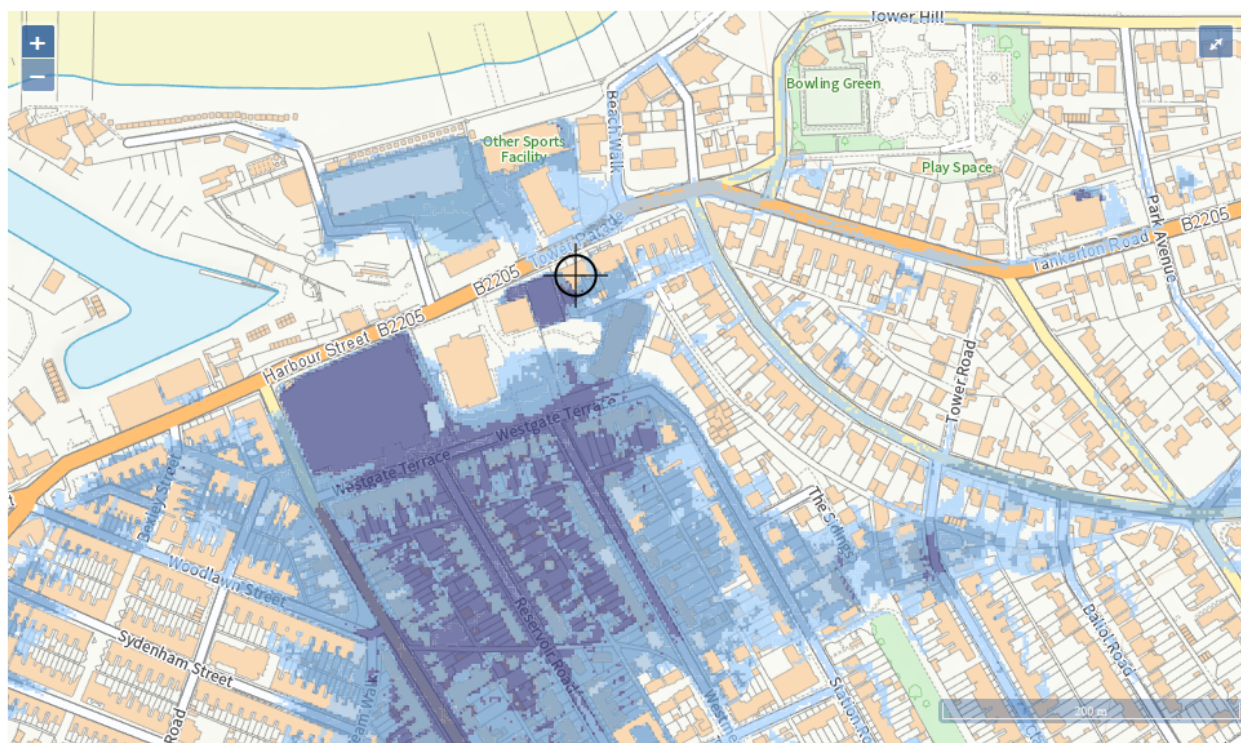
It is proposed to apply for a change of use from Chinese takeaway to a retail space. This will include converting the shop front internally and converting the kitchen into a room. The kitchen door connecting to the hallway will be blocked off meaning the shop front and the converted kitchen space will be the occupied space for the retail space.

Flood risk:

The site falls within flood zone 3 benefitting from the flood defences well within the protected area. As seen on the maps from the Environment Agency below the expected flood levels does not exceed 300mm in front of the site and it is not even marked on the site itself. Since there will be no structural changes to the property itself there will be no significant risk to the building or its occupants.



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Surface water flood risk: water depth in a low risk scenario
 Flood depth (millimetres)

Over 900mm 300 to 900mm Below 300mm Location you selected