



Planning Statement

Application for Change of Use – Class G

Site Address: 9 High Street, Dartford, DA1 1DT

Proposal: Change of Use to First Floor and Second Floor to propose 2 x 3 bedroom flat

Date: 30.10.2023

The scheme covers the internal space, including alterations to first floor and second floor, and minor amendments to ground floor. There are no external alterations within the proposed scheme.

The proposal consists of 2 new flats, each flat providing 3 bedrooms for a total of 4 occupants on each floor. The flats will be accessible from the same entrance, which is located on the ground floor. This door will be used as a main entrance to the flats, along with continuing use as a fire exit only for the existing ground floor commercial unit. The proposal will not have an impact on the existing fire strategy.

The proposal is based on the requirements set by the Dartford Borough Local Authority including the designated space for bin and recycling storage which is located on the ground floor.

The proposal will not have an impact on the existing access, parking and layout of the area. It will also provide flexibility for future use, along with providing the area with 2 x 3 bedroom flats. The proposal has been designed in line with the Technical Housing Standards – nationally described space standard.

It is strongly considered that the proposed scheme will fit organically on the street and will be of no obstruction to the local character of the area in line with the core with Local Plan.

The materials used and the appearance of any new or replacements will be to match the original as closely as reasonably possible, as such we believe that the proposed works will make a positive contribution to the area and will not be detrimental to the character or appearance of the building.

Class G – Commercial, business and service or betting office or pay day loan shop to mixed use

Permitted Development

G. Development consisting of a change of use of a building—
(a) from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats;
(c) from a use within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order, to a mixed use for any purpose within Class E (commercial, business and service) of Schedule 2 to that Order and as up to 2 flats;
(e) from a use falling within article 3(6)(n) (betting office) or 3 (6)(o) (pay day loan shop) of the Use Classes Order to a mixed use falling within article 3(6)(n) (betting office) or 3 (6)(o) (pay day loan shop) of the Use Classes Order and as up to 2 flats.

Conditions G.1 Development permitted by Class G is subject to the following conditions—

(a) some or all of the parts of the building used for a use within, as the case may be, article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of, or Class E of Schedule 2 to, the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;

The building is currently in Class E use.

(b) where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat;

The proposal will cover the first and second floor level, which will have independent access.

(c) a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence) — (i) by a single person or by people living together as a family, or

(ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents).

This has been considered in the proposal, where both flats consist of 3 bedroom; 4 person flats.

(d) before beginning development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(i) Contamination risks in relation to the building;

No contamination risks have been identified or are reasonably expected to be identified.

(ii) flooding risks in relation to the building;

Both flats are located on first and second floor level, and will not have an impact on the ground floor. A flood risk assessment has been carried out and submitted as part of the application. Please refer to the Flood Risk Assessment for further information.

(iii) impacts of noise from commercial premises on the intended occupiers of the development; The Remaining Commercial use will be retail, and on the ground floor any space upstairs will be solely for storage

A Noise Survey has been carried out and submitted as part of the application. Please refer to the Noise Survey for further information.

(iv) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

All habitable rooms are served by large windows to accommodate natural lighting, and as the property is not wider than 5.25 in its widest place, it's asserted that a daylight assessment isn't required.

(v) arrangements required for the storage and management of domestic waste.

Two bin storage cupboards have been allocated on the ground floor, around 5m from the residential front door.

FLAT 1: LOCATED ON FIRST FLOOR

NUMBER OF BEDROOM	NUMBER OF PEOPLE	TOTAL AREA (M2)	STORAGE AREA (M2)
3	4	81.05	2.62

	BEDROOM 1(DOUBLE)	BEDROOM 2(SINGLE)	BEDROOM 3(SINGLE)
AREA (M2)	13.35	7.56	7.58

FLAT 2: LOCATED ON SECOND FLOOR

NUMBER OF BEDROOM	NUMBER OF PEOPLE	TOTAL AREA (M2)	STORAGE AREA (M2)
3	4	86.04	3.02

	BEDROOM 1(DOUBLE)	BEDROOM 2(SINGLE)	BEDROOM 3(SINGLE)
AREA (M2)	12	10.51	11.71