



Kemp House, 160 City Road, London EC1V 2NX

www.townplanninglawadvocatesltd.com

DESIGN AND ACCESS / PLANNING STATEMENT

Applicant: TOWN PLANNING LAW ADVOCATES LTD

Application Site: 14 CIVIC SQUARE

TILBURY

ESSEX

RM18 8AD

**Proposal: APPLICATION FOR CHANGE OF USE OF
STORAGE ROOMS TO CONSULTATIONS
PURPOSES**

Our Ref:

Date: 10TH JANUARY 2024

CONTENTS

1. INTRODUCTION
2. SITE LOCATION AND DESCRIPTION
3. THE PROPOSAL
4. DESIGN AND LAYOUT
5. POLICY CONSIDERATIONS
6. PLANNING CONSIDERATIONS
7. CONCLUSION

ENCLOSURES

1. - Site Location Plan.
2. - Planning Application Form
3. - Proposed and Existing Plan



1.0 INTRODUCTION

- 1.1 This statement is submitted by TOWN PLANNING LAW ADVOCATES LTD in support planning of application for change of use of storage rooms ancillary to the dentist surgery to dental consultation rooms.

The statement provides a description of the site and its surroundings, the proposal, design & layout, policy and planning considerations.

This statement is written in accordance and in full conformity with the requirements set for planning applications as amended in the Town and Country Planning (general Development Procedure) Order 2006, and guidance on changes to the development control system, DCLG 2006

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application relates to Elite Dental Studio, 14 Civic Square, a three-story building located at the corner of Civic Square Arkwright Road. The application site is currently used as a Dental Surgery.
- 2.2 The area is predominantly mixed use with commercial uses located within the Civic Square and residential development surrounding the immediate site.
- 2.3 The site is not located in a conservation area, the host building is not listed, and neither is it near a listed building, there are no other known restrictions on the site.





The arrow on the photo shows the site of proposed development.

3.0 THE PROPOSAL

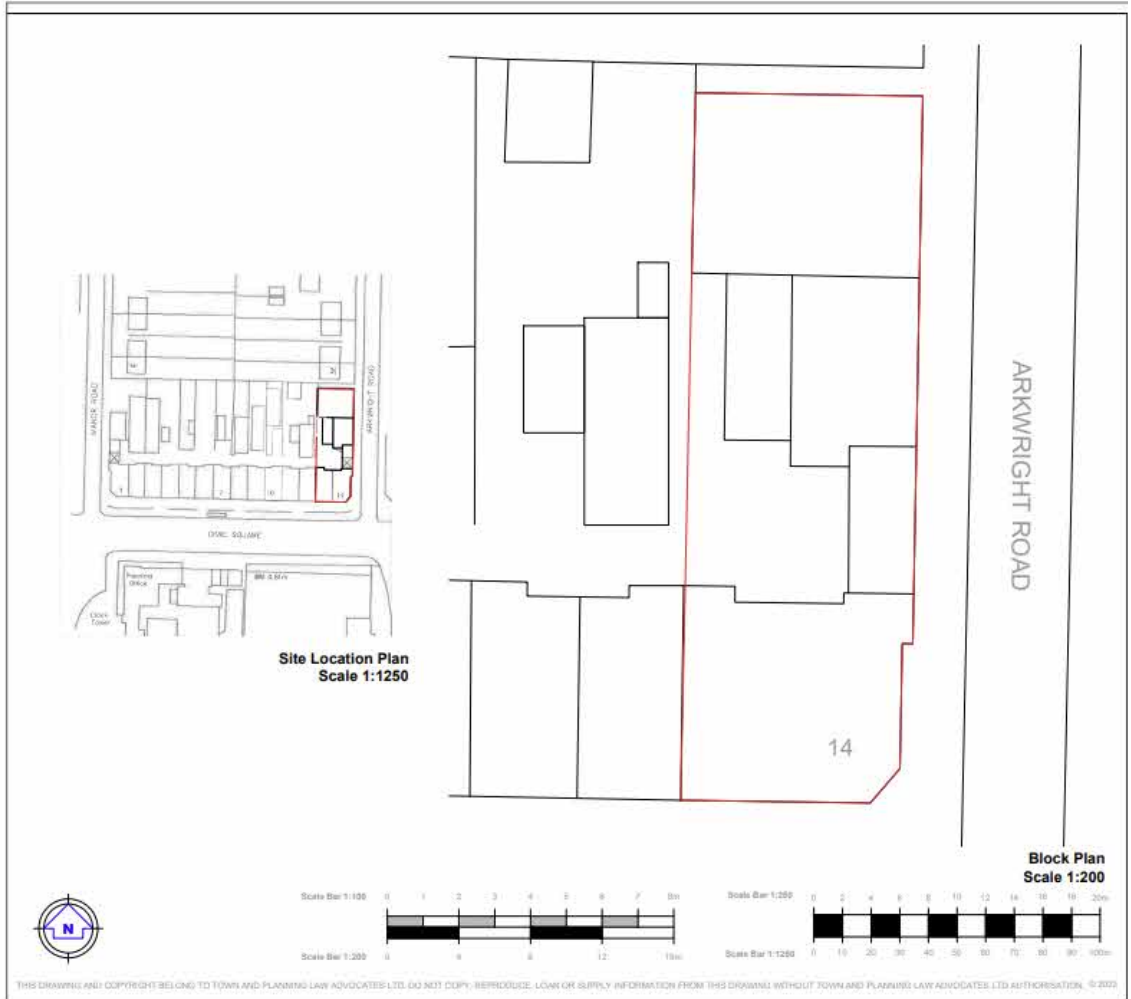
3.1 The applicant seeks planning permission to convert storage rooms ancillary to the dentist surgery to dental consultation rooms.

3.2 The proposed rooms would be ancillary or used in conjunction the dental practice.

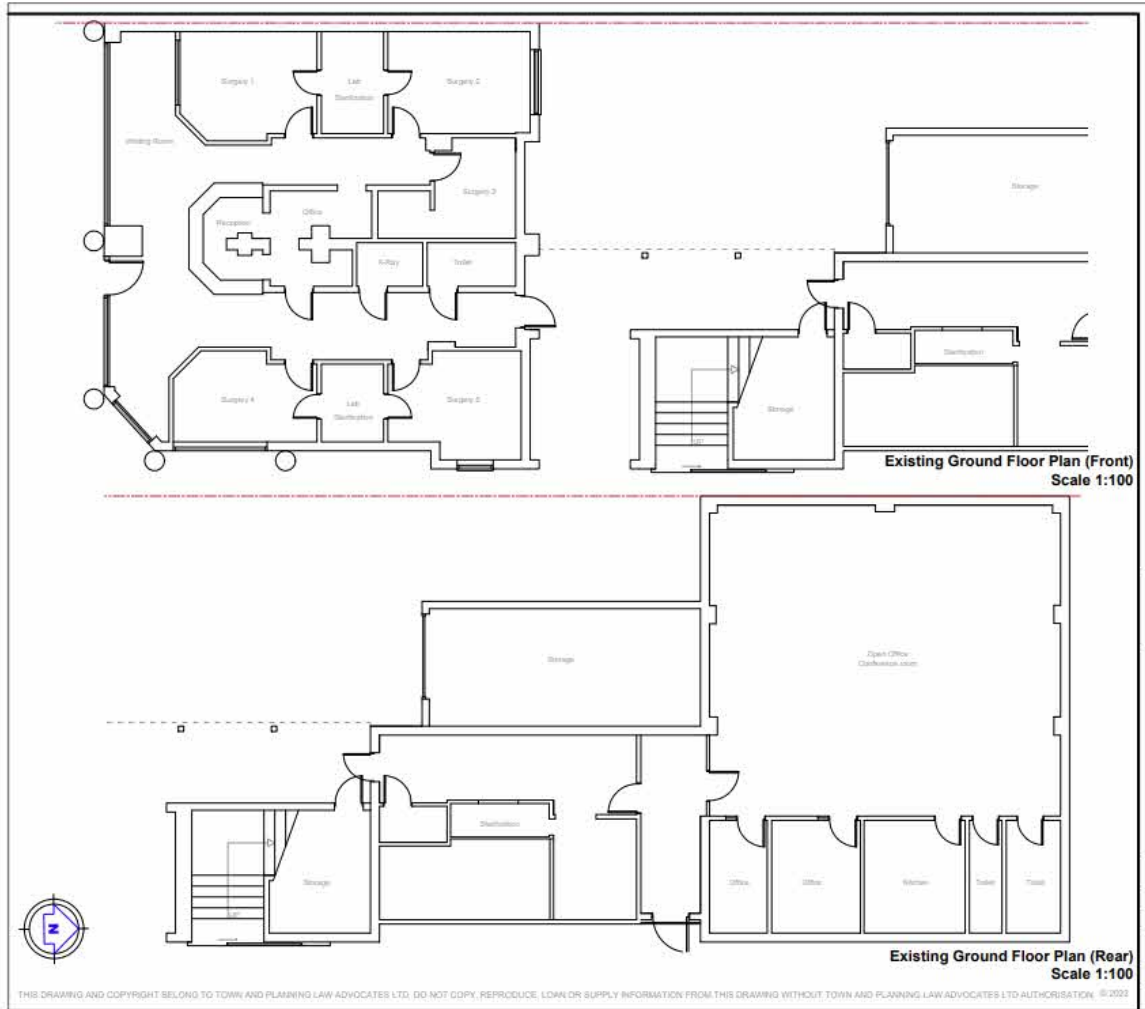
4.0 DESIGN AND LAYOUT

4.1 The design and layout of the rooms are illustrated in the following drawings.

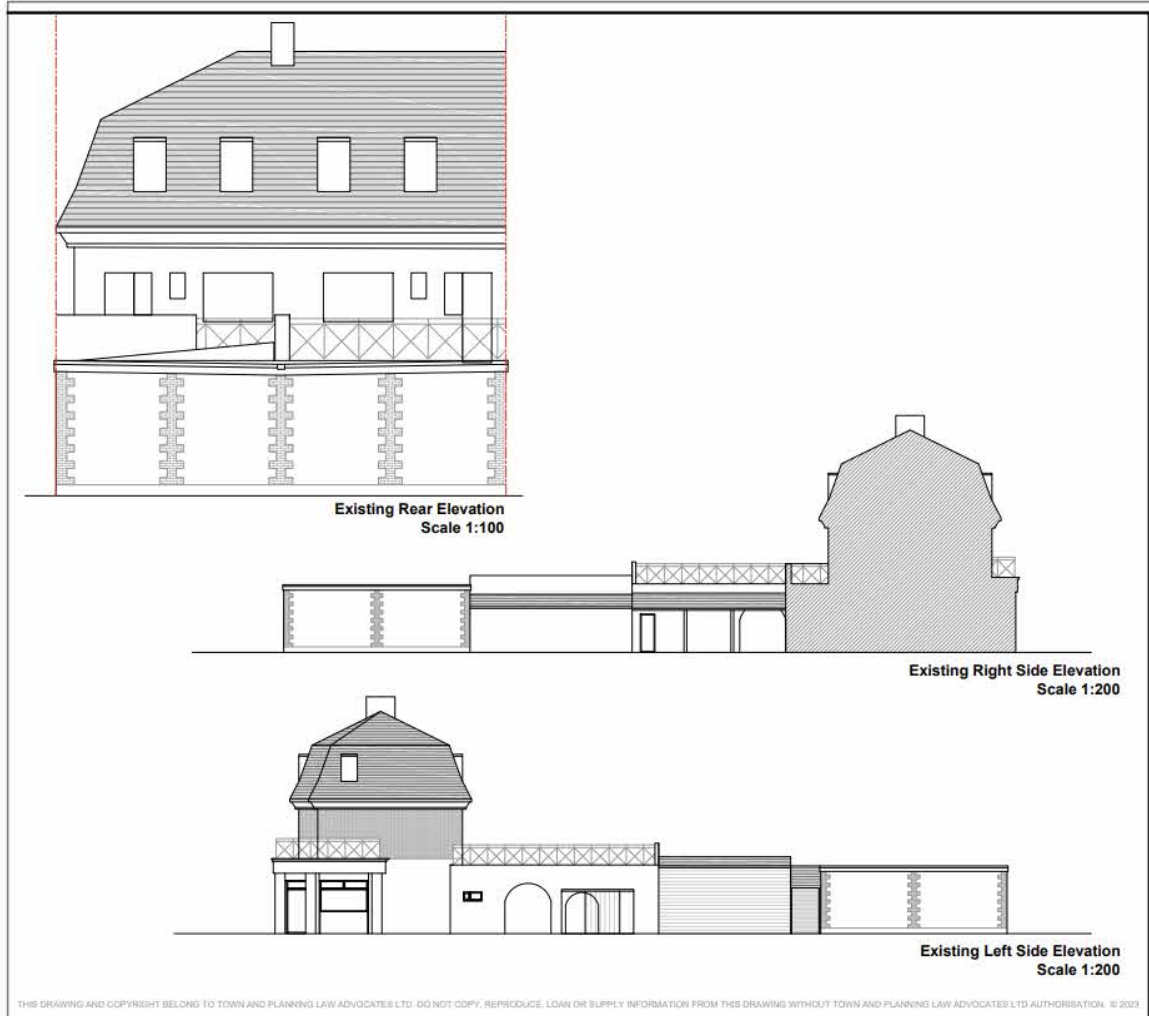
The statement should be read in conjunction with the attached drawings



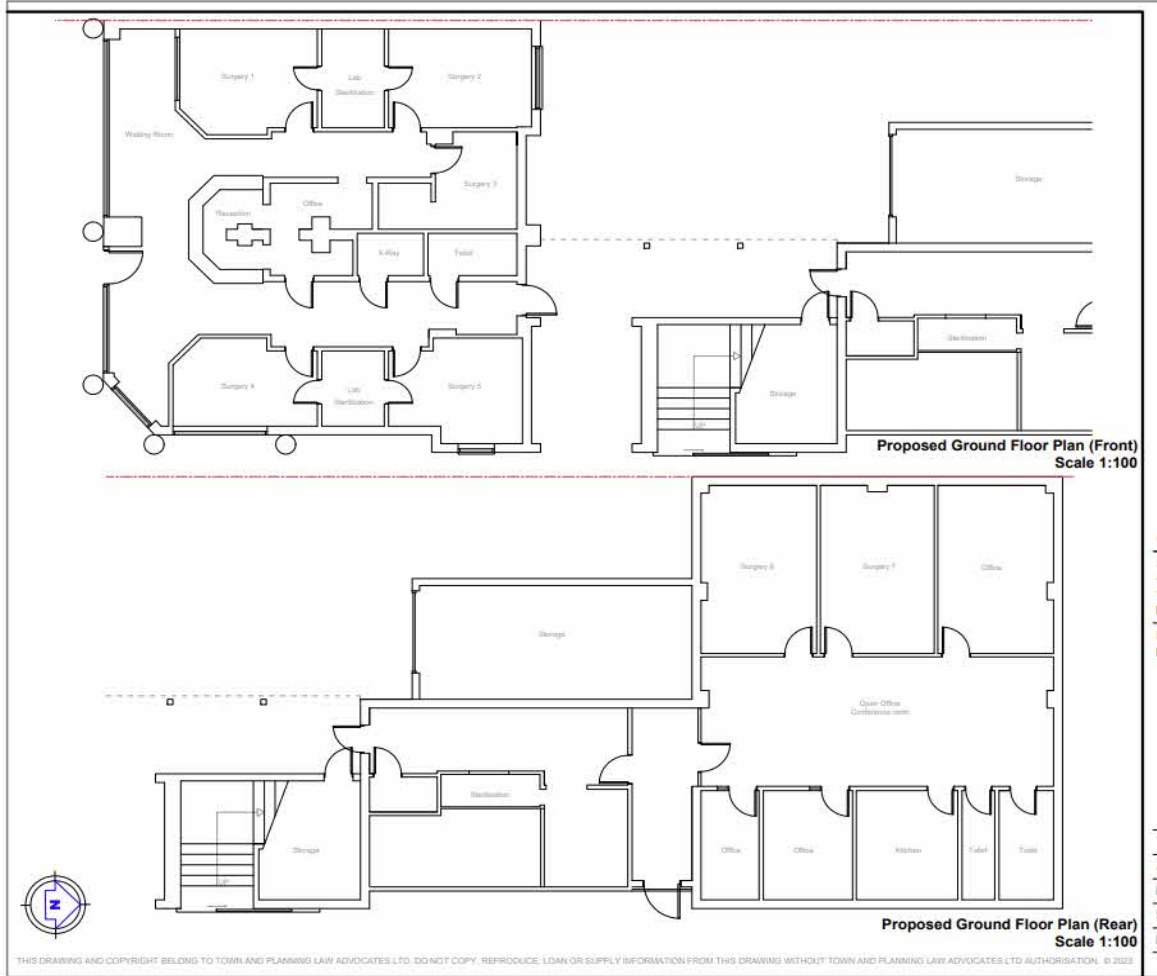
Drawing showing the site location and block plan



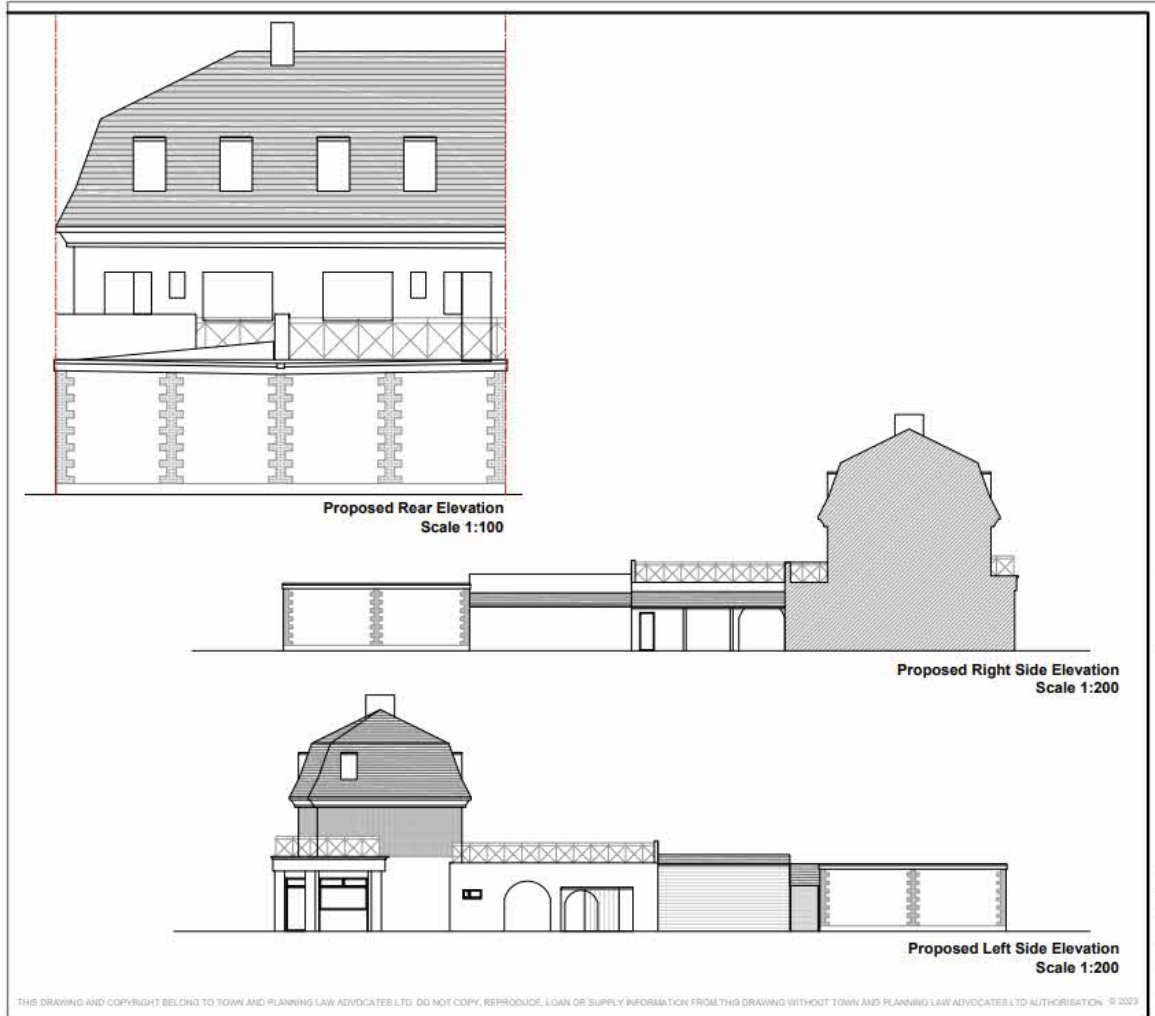
Drawing showing existing ground floor plan



Drawing showing existing right and left elevations



Drawing showing proposed ground floor plan.



Drawing showing proposed right and left side elevations

5.0 POLICY CONSIDERATIONS

5.1 National Planning Policy Framework 2021

5.2 Thurrock Local Development Framework (as amended) 2015

CSTP23 (Thurrock Character and Distinctiveness)

CSTP27 - Management and Reduction of Flood Risk

CSTP7 (Network of Centres)

CSTP8 (Viability and Vitality of Existing Centres)

PMD1 (Minimising Pollution and Impacts on Amenity)

PMD2 (Design and Layout)

PMD8 (Parking Standards)

PMD9 (Road Network Hierarchy)

PMD15 (Flood Risk Assessment)

Saved Local Plan Policy SH10 – Nonretail Uses in District and Local Shopping Centres

6.0 PLANNING CONSIDERATIONS

6.1 This section considers the planning issues relating to this planning application and demonstrates – with reference to relevant Development Plan policies and other material considerations – that planning permission should be granted.

- Under the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine planning applications in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.

6.2 The main planning considerations in this application relates to the following:

Principle of the development

Loss of storage space

Impact on the character of the area

Impact on neighbouring amenity
Impact on transport and highway
Flood risk impact

6.3 Principle of development

The principle of development is encouraged by Paragraph 81, 82, 83, 119 and 120. Advice in Paragraph 119 highlights that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield'.

- 6.4 Advice in Paragraph 120 requires that Planning policies and decisions should:
- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

 - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

 - c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lockups and railway infrastructure).

6.5 Paragraph 81 states that Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

6.6 Paragraph 82 underscores that, Planning policies should:

a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;

b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;

c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and

d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

Advice that IN Paragraph 83 highlights that Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge

and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

- 6.7 In this case the applicant considers the existing storage rooms to be grossly underutilized and seeks to convert the rooms to dental consultation rooms, it is considered the proposal would optimise the potential of the site plus ensure the site is put in effective use as encouraged by Paragraph 119 and 120, moreover, the proposal would help create the conditions in which the existing business can invest, expand and adapt taking into account local business needs and wider opportunities for development.

The principle of development is a material consideration, and it should be given heavy weight.

6.8 Loss of storage space

The proposed conversion would not result in loss of storage space. The site is considered to have sufficient storage space to ensure smooth operation of the practice. The space which is intended to be converted is partly a seating area within the storage unit. It is considered the converted area will not affect or compromise the storage units within the surgery.

6.9 Design consideration (Impact on the character of the area)

The proposal would involve internal reconfiguration and alterations of the storage area, the proposal would not affect the external fabric of the building, and therefore, the proposal will not have an impact on the character and appearance of the area.

6.10 Impact on neighbouring amenities

The proposal by virtue of its location would not have an impact on neighbouring or existing uses and or users.

6.11 Impact on transport, parking and highway

Based on the use of the proposal, it is considered that the use would not have a significant impact on transport, highways or parking in the surrounding area.

6.12 Flood risk Statement

The site is located in flood risk 1: That means Zone 1 is Low Probability Land having a less than 1 in 1,000 annual probabilities of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

In this case national guidance advice that:

- o you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding.
- o you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems.

No mitigation measures are proposed at the site in relation to flooding as the site is not at risk of flooding.

The planning application is for conversion of existing rooms. The proposal will not involve excavation or construction works to the existing site, with no external alterations to the building footprint or drainage system. There will be no increase in off-site flood risk as a result of the works. Therefore, it is determined that a new sustainable drainage strategy is not needed for the development.

7.0 CONCLUSION

- 7.1 In the absence of any anticipated harm arising from the proposed use, the proposed development will accord with Thurrock local plan and national planning policies and therefore should be granted planning permission.

Under the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, the Local Planning Authority is required to determine planning applications in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.

