

Dover District Council  
Planning Department  
White Cliffs Business Park  
Dover  
CT16 3PJ

Our ref: 23-02771  
Date: 15 January 2024

Dear Planning Department,

Re: Full Planning Application for external alterations to the ground floor northern elevation and other associated internal and external **works**, and the change of use from Use Class E(c)(i) to E(e) to facilitate a dental practice at 4 Broad Street, Deal, Kent, CT14 6EP

This Planning Statement has been prepared by Rapleys LLP, on behalf of MyDentist (GB) Limited ('MyDentist') and is submitted in support of a full planning application at 4 Broad Street, Deal, Kent, CT14 6EP.

MyDentist are Europe's largest dental care provider. They currently have network of over 600 practices and are committed to providing the latest treatments, helping the nation improve their oral health. Over 5 million people in the UK trust MyDentist with their dental care.

This application seeks a full application for external alterations to the ground floor northern elevation and other associated internal and external works, and the change of use from Use Class E(c)(i) to E(e) to facilitate a dental practice.

This Statement addresses the planning issues affecting the site through the consideration and assessment of the proposal against key national and local planning policies, and material considerations.

We would be grateful if you could take into account the contents of this letter in determining the application, in addition to the following submitted drawings:

Site Location Plan –Drg No. 110 01 Rev A;  
Proposed Block Plan –Drg No. 210\_03 Rev A;  
Existing Building Plans –Drg No. 210\_01 Rev A;  
Proposed Building Plans –Drg No. 210\_02 Rev A; and,  
Existing and Proposed Elevations –310\_01 Rev A.

The planning application fee in the amount of £578.00 has been paid via the Planning Portal (PP-12670803) on 15 January 2024.

## Site and Surroundings

The subject site contains a three-storey semi-detached building with a two-storey rear extension. The building is currently vacant, but until February 2022 the site was occupied by a Barclays Bank (Use Class E(c)(i)).

The site is bounded to the north by Broad Street (A258), beyond which lies a row of two to three storey, semi-detached and detached commercial properties. To the east of the site lies 'The Limes', a detached three storey Grade II listed building, beyond which lies '8 Broad Street', also a three-

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storey Grade II listed building, and other commercial properties along Broad Street and Middle Street. To the South lies South Court (a narrow pedestrianised street) and a cluster of commercial and residential properties. To the west lies further semi-detached commercial properties on Broad Street and High Street.

The ground floor of the building currently comprises of a large open plan room, a smaller side room (Room 1), a lift motor room, and two store rooms. The first floor comprises of five rooms (Rooms 2-6), and a female and male WC. The second floor comprises of a large open plan room (Room 7) and a kitchen. The ground floor and first floor contain rear fire exits.

The site is accessed by vehicles and pedestrians from Broad Street. There is also a gated pedestrian entrance to the rear of the property located on South Court.

The site is in close proximity to bus stops, with three bus stops located within 150m of the site along Queen St and Beach Street (A258). The nearest train station, Deal, is located c. 310m to the west of the site. This station facilitates South Eastern train services to London (Charing Cross and St Pancras International), Ramsgate, and Dover. A pay and display car park is located c. 70m to the north of the site on Middle Street.

The site is located within the Middle Street Deal Conservation Area. The building is not listed, however, it is located in close proximity to several Grade II listed buildings including; 'The Limes', '8 Broad Street', the 'New Inn, 32 High Street', and 'Outbuilding Behind No. 13' which is located to the rear of the property on South Court.

There are no Tree Preservation Orders (TPOs) within or adjacent to the site.

The site is located within Flood Zone 2, which means there is a medium probability of fluvial and tidal flooding. There is also a medium risk of surface water flooding according to the Environment Agency.

#### Planning History

A review of Dover District Council's online planning records has revealed an extensive planning history for the site. Those deemed to be of relevance for this application are listed below.

Planning Application Reference	Description of Development	Decision	Date of Decision
23/00217	Conversion of the first and second floor to 2 self-contained flats, ground floor to commercial unit, alterations to windows/doors, cycle store, installation of lift, and terrace with glass balustrade to second floor, and erection of rear wall and gates (existing single storey extension, fence and fire escape to be demolished).	Withdrawn	03/11/2023
21/01862	Removal of ATM and infill aperture with matching brickwork. Removal of external signage.	Approved	17/02/2022

13/00100	Infill of window and installation of external light to ATM.	Approved	02/05/2013
13/00064	Display of two non-illuminated fascia signs and one non-illuminated projecting sign.	Approved	01/05/2013
07/01358	Installation of internally illuminated fascia sign above ATM.	Approved	10/01/2008
07/01358	Installation of ATM.	Approved	10/01/2008
99/00340	Internally illuminated fascia sign to new ATM cash dispenser.	Approved	02/08/1999
94/00653	Conversion of second floor office into self-contained flat.	Approved	31/10/1994
94/00628	Installation of two windows to rear of building.	Approved	30/08/1994
94/00627	Re-positioning of cashpoint.	Approved	30/08/1994
90/01434	Second floor extension and alterations to windows on the ground floor	Approved	13/02/1991

## The Proposal

Planning permission is sought for the external alterations to the ground floor northern elevation and other associated internal and external works, and the change of use from Use Class E(c)(i) to E(e) to facilitate a dental practice.

The ground floor will contain a reception and associated waiting area, two offices (TCO room and PM office), a CBCT/Scanner room, an Imager room, a LDU room, an accessible WC, two store rooms, a server room, a plant room, a cleaners closet, and two surgery rooms (Surgery 1 and 2).

The first floor will contain a waiting area, a WC, an Imager room, a store room, a LDU room, and five surgery rooms (Surgery 3 –7).

The second floor will consist of an admin office, a cleaners closet, and a staff room with associated changing facilities and WCs. There is also access to an external plant space.

Rear fire exit doors will remain on the ground and first floor.

Please note that the proposed plans also include space for a future lift (accessible from the ground and first floors), and also a future surgery room (Surgery 8) on the second floor.

The proposed development will retain the existing external building materials to be in keeping with the Middle Street Deal Conservation Area. The proposed development will also retain all external architectural features, however, a new window will be re-installed to match the adjacent existing ground floor window. This window was originally infilled as result of the approval of planning application ref. 13/00100 on 2<sup>nd</sup> of May 2013.

For full information of the proposed development, please see the submitted drawings.

## National and Local Planning Policy

### National Planning Policy

The National Planning Policy Framework (NPPF) was most recently updated in December 2023. It sets out the purpose of the planning system of achieving sustainable development and how these are expected to be applied.

Section 4 of the Framework (Decision-making) confirms that local planning authorities should approach decisions on proposed development in a positive and creative way by working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

Section 6 of the Framework (Building a strong, competitive economy) states that 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.

Section 8 of the Framework (Promoting healthy and safe communities) states that Local Authorities take into account and support the delivery of strategies to improve health and support the delivery of local services.

Section 12 of the Framework (Achieving well-designed places) promotes the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

### Local Planning Policy

In accordance with Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the 2004 Planning and Compulsory Purchase Act, the planning application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. Applications which accord with the development plan should be approved without delay.

Section 38(6) of the Planning and Compensation Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for Dover District Council comprises the Core Strategy, which was adopted in February 2010.

The relevant policies are outlined below.

Policy CP1 (Settlement Hierarchy) – This policy highlights that Deal should be the secondary focus for development within the District, and is suitable for urban scale development.

Policy CP2 (Provision of Jobs and Homes between 2006 - 2026) - This policy indicates the amount of employment floorspace needs to be increased within the Deal/Sandwich trade area by 2026. The proposed development will be able to accommodate increased employment space within a vacant property without the need to utilise allocated employment land. In addition the proposed development will improve the vitality and viability of the centre of Deal. The new surgery will also provide local job opportunities.

Policy DM3 (Parking Provision) - Provision for parking should be a design led process based upon the characteristics of the site, the locality, and the nature of the proposed development.

Policy DM16 (Landscape Character) –This policy states that development should not harm the character of the landscape.

Policy DM20 (Shopfronts) –This policy states that permission for new shopfronts and alterations to existing shopfronts will only be given if the proposals respect the composition, materials and detailed design of the building and the context provided by the street in which they are located.

There are no Supplementary Planning documents SPDs relevant to this proposal.

Dover District Council does not have an adopted a Community Infrastructure Levy (CIL).

#### Planning Assessment

From the preceding review and analysis of the planning policy, guidance and material considerations relevant to the site and the proposals, the key planning issues relevant to the determination of this application are as follows:

- Change of use;
- Design Impact;
- Accessibility; and,
- Impact on Residential Amenity.

#### Change of Use

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 were introduced on 1st September 2020 which made significant changes to the pre-existing system of Use Classes.

Schedule 2 of these regulations have created a new broad 'Commercial, business and service' use class (Class E). This incorporates shops (Class A1), financial and professional services (Class A2), restaurants and cafés (Class A3), offices and other business uses (Class B1), some non-residential institutions e.g., dental practices and health centers (Class D1), and gymnasiums and sports facilities (Class D2) into a single use class.

The new regulation confirms that changes of use within the same class does not constitute development. Article 3 (Use Classes) states:

"Subject to the provisions of this Order, where a building or other land is situated in England and is used for a purpose of any class specified in Part B or C of Schedule 1, or Schedule 2. The use of that building or that other land, or if specified, the use of part of that building or the other land ("part use), for any other purpose of the same class is not to be taken to involve development of the land."

The regulations are now embedded into the Town and Country Planning (Use Classes) Order 1987 (as amended).

#### Justification:

Changes to the Use Classes Order, have been created to establish a broad 'Commercial, business and service' Use Class (Class E). The intention of these changes is to provide greater flexibility between certain uses and provides a more agile planning framework so that high streets and commercial uses can respond to changes in the commercial market, which have accelerated as a consequence of changing habits following the Covid-19 pandemic. Use Class E also incorporates the non-residential institutions use (formerly Class D1).

## Design and Heritage Impact

The proposal, including the materials to be used, has been designed to ensure that it is of a high quality and is in keeping with the existing site character and that of neighbouring properties.

Given the minor nature of the development, the proposal is not considered to detrimentally harm the surrounding context and is considered complementary to the existing built form. The proposed development would not result in a material change to impact the site or the amenities of neighbouring uses. The proposed development will also retain all external architectural features, however, a new window will be re-installed to match the adjacent existing ground floor window.

On this basis, it is considered that the proposal is compliant with Policies DM16 and DM20.

## Accessibility

Similar to surrounding properties, no car parking has been provided due to the site constraints. Car parking is available on adjacent streets and car parks with a pay and display car park located c. 70m to the north of the site on Middle Street. Bicycles can be stored within the facility for staff members.

It also must be taken into consideration that there are also a number of residential properties within close proximity to the site. There is therefore a significant number of dwellings within walking and cycling distance. A number of customers and staff members can therefore access the site via non car transport modes, eliminating the need for car parking at the site.

The site is in close proximity to bus stops, with three bus stops located within 150m of the site along Queen St and Beach Street (A258). The nearest train station, Deal, is located c. 310m to the west of the site.

The ground floor of the proposed development will be wheelchair accessible and will contain an accessible WC. As indicated on the submitted Proposed Building Plans (Drg No. 310\_01 Rev A), if this application were to be approved, there are future plans for a lift to be installed, making both the ground and first floors wheelchair accessible.

For the reasons outlined, the proposal is considered to comply with Policy DM3.

## Impact on Residential Amenity

It must be considered how the proposed development will impact residential amenity, particularly properties situated along the site's southern boundary.

MyDentist's opening hours are set below:

Monday –08:00 –19:00  
Tuesday –08:00 –19:00  
Wednesday –08:00 –19:00  
Thursday –08:00 –19:00  
Friday –08:00 –17:00  
Saturday –09:00 –17:00  
Sunday –Closed

In this regard, all activities on site will be restricted to operational hours. In addition, MyDentist's day-to-day operations are contained within the building itself.

It is therefore considered that the proposed development would have no additional impact on any nearby sensitive receptors, nor would there be a material change to the impact of the site on the amenities of neighbouring uses.

#### Conclusion

This application seeks full application for external alterations to the ground floor northern elevation and other associated internal and external works, and the change of use from Use Class E(c)(i) to E(e) to facilitate a dental practice.

This proposed development will help contribute to My Dentist's nationwide operational requirements, which would be in line with NPPF's aspiration to support economic growth.

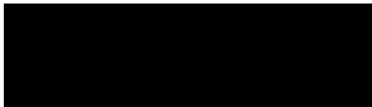
After consideration of relevant national and local planning policies, it is considered that this application is policy compliant and will not result in an unacceptable impact on the amenity of neighbouring properties.

The application is therefore considered acceptable in planning terms and there is a compelling case for the granting of permission without delay.

We trust that the enclosed information is sufficient to enable you to validate the application and we look forward to receiving your confirmation in due course. Rapleys will be pleased to address any matters raised through the consultation process.

Please contact the undersigned in the first instance should you require any further information.

Yours faithfully,



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