

A02

F/TH/23/0531

PROPOSAL: Change of use to laundrette (Use class Sui Generis) together with erection of flues on the rear elevation.

LOCATION:

Unit 1 Blenheim Close Broadstairs Kent CT10 2YF

WARD:

St Peters

AGENT:

A Evans

APPLICANT:

Mr. F. Simsek

RECOMMENDATION:

Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 23.1965.PL005, 23.1965.PL006 and, 23.1965.PL007 received 17 April 2023.

GROUND;

To secure the proper development of the area.

INFORMATIVES

Information on how to appeal this planning decision or condition is available online at <https://www.gov.uk/appeal-planning-decision>

Please be aware that your project may also require a separate application for Building Control. Information can be found at:

<https://www.thanet.gov.uk/services/building-control/> or contact the Building Control team on 01843 577522 for advice.

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

SITE, LOCATION AND DESCRIPTION

The site comprises an existing industrial unit located close to the junction of Blenheim Close and Patricia Way. Unit 1 is located at the end of a row of similar units, the front elevation faces into Blenheim Close and the rear elevation faces Patricia Way. The premises was previously occupied by a window installer and supplier company.

RELEVANT PLANNING HISTORY

There is no relevant planning history for the site.

PROPOSED DEVELOPMENT

The proposed development is the change of use of the building to a commercial laundrette (Use class Sui Generis). No alterations are proposed to the front or side elevations. It is proposed to install eight flues and vents in the rear elevation.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP04 - Economic Growth
SP27 - Green Infrastructure
SP30 - Biodiversity and Geodiversity Assets
SP35 - Quality Development
SP37 - Climate Change
SP43 - Safe and Sustainable Travel
SP44 - Accessible Locations
E01 - Retention of Existing Employment Sites
GI06 - Landscaping and Green Infrastructure
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
CC02 - Surface Water Management
SE04 - Groundwater Protection Zone
SE05 - Air Quality
SE06 - Noise Pollution
SE08 - Light Pollution
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

Broadstairs Neighbourhood Plan Policies

BSP9 - Design in Broadstairs & St. Peter's

NOTIFICATIONS

Letters were sent to neighbouring properties and a site notice was posted close to the site.

No responses have been received.

Broadstairs and St Peter's Town Council - No comment

The Broadstairs Society - The Society has no adverse comment to make.

CONSULTATIONS

Southern Water - Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse - Infiltration - Watercourse - Storm Sewer - Combined Sewer

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

TDC Environmental Health - No objections

COMMENTS

This application is brought before members as the site belongs to Thanet District Council and this proposal would represent a departure from policy E01 of the Thanet Local Plan.

Principle

The site comprises an existing industrial unit located within the urban confines of Broadstairs.

The principle of physical alterations to an existing building is considered acceptable subject to all other material considerations.

The site is located within an area identified for the retention of existing employment uses falling within use classes B1, B2 and B8 as defined by policy E01 of the Thanet Local Plan.

This policy states that "Proposals for alternative uses on sites identified under Policy E01 (1) and (2), and other buildings and land currently used for employment, will only be permitted where:

It has been demonstrated that the site is no longer suitable or viable for employment purposes following an active and exhaustive marketing process for a minimum of 12 months;

The proposal would not undermine economic growth and employment opportunities in the area;

The proposal would not result in a significant, or harmful reduction in the supply of land available for employment purposes for the remainder of the plan period, having regard to the type of employment land proposed for reuse and its location;

The proposal would not prejudice the ongoing operation of remaining businesses nearby; and

The proposal would result in a good standard of amenity for existing and future occupants."

Policy BSP11 of the Broadstairs and St Peter's Neighbourhood Plan states that "Proposals for the change of use or redevelopment of land or premises identified for or currently in employment use will only be supported where:

- a) The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs; or
- b) Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site or where there is no reasonable prospect of the site being used for employment uses ; or
- c) Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them; or
- d) Relocation of the employer will make better use of existing or planned infrastructure."

No information has been provided by the applicant to address this policy, however they have confirmed that the laundry is currently operating from Unit 36 Blenheim Close, a short distance from the site, and a unit that is also located in the area outlined by policy E01 of the Thanet Local Plan. The relocation is stated to allow for the expansion of the business. The existing business provides a laundry service for businesses with bulk cleaning and there would be no change to the function of the business as part of this relocation.

The proposed use, due to the commercial function of the laundrette, is considered to be an employment use that would be expected to be located on an industrial estate to avoid harm to the living conditions of any nearby residential property occupiers. Given that the business is already located within this area and would be moving within the industrial estate, the proposal would not result in a significant reduction in supply of available land for employment uses. Therefore the development may be considered to be an acceptable departure from Local Plan Policy EC1 and Neighbourhood plan policy BSP11, subject to an assessment of all other material planning considerations.

Character and Appearance

The NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and appropriate landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; and provide a high standard of amenity for existing and future users (Paragraph 130).

Policy QD02 of the Thanet Local Plan provides general principles for new development and states that the primary planning aim in all new development is to promote or reinforce the

local character of the area and provide high quality and inclusive design and be sustainable in all other respects. In this regard development must relate to the surrounding development, form and layout and strengthen links to the adjacent areas.

Policy SP35 relates to the quality of development and states that new development will be required to be of high quality and inclusive design.

Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan states that development proposals that conserve and enhance the local character and sense of identity of the Plan area will be encouraged. Proposals should take account of the Design Guidelines. Proposals which demonstrate that they reflect the design characteristics of the area and have taken account of the Design Guidelines will be supported.

The proposed external flues and vents have a limited projection from the rear elevation of the building and, whilst this is the most prominent elevation of the building given the industrial character of the area, these alterations are not considered to result in any significant harm to the character and appearance of the area. This development would therefore comply with policy QD02 of the Thanet Local Plan, Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan and the National Planning Policy Framework.

Living Conditions

The closest residential property is located a significant distance from the site and the proposed external alterations are not considered to significantly alter the scale or arrangement of the property. This proposal is therefore not considered to result in any significant loss of light, sense of enclosure or overlooking to any residential properties.

The proposed flues and vents would be located in the rear elevation and whilst at low level given the industrial character of the area and the position, facing a public highway, are not considered to result in any significant noise and disturbance to any residential dwellings.

The applicant has indicated that the proposed hours of operation would be between 0730 and 1700 Monday to Friday. The existing use of the site does not appear to have any planning restrictions on the hours of operation and given the location of the site it is not considered necessary to condition the hours of operation in this instance.

It is therefore considered that given the location of the site and the nature of the proposed use that this development would have no significant impact upon the living conditions of the neighbouring property occupiers, in line with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The site is located in a sustainable location and no changes are proposed to the existing parking arrangement. The applicant has indicated that there would be a mixture of collections and drop offs for the business and that there would be an increase of four employees giving a full time equivalent of 6.5.

The existing business on the site appears to comprise a window and door supply firm with a trade counter. The unit benefits from a roller door and a paved area is located directly to the front of the site. This use is likely to generate the need for parking in the area and movements to and from the site from staff and deliveries.

Parking in the surrounding area is constrained, however the proposed use is considered to be similar to the existing use in terms of movements to and from the site and the requirement for parking. It is therefore considered that given the location of the site, the nature of the proposed development, the existing use of the site and the limited changes to the arrangement of the building, this development is not considered to result in any significant harm to highway safety.

Biodiversity

The site is covered by built development and this proposal does not alter the footprint or significantly alter the scale of the property. It is therefore considered that this development would have no significant impact upon biodiversity in the area.

Other Matters

The site is located within the Groundwater Protection Zone as defined by policy SE04 of the Thanet Local Plan. This application proposed no changes to the footprint or main structure of the building and Southern Water have raised no objection subject to a formal application for any new connection to the public sewer to be made by the applicant or developer. The applicant's agent has confirmed that this development would connect to the existing drainage system. The Council's Environmental Health Department have been consulted and have no objections to this application. It is therefore considered that given the existing industrial unit on the site and the limited extent of the proposed alterations this development would have no significant impact upon protected groundwater.

Conclusion

The proposed development is not considered to result in any significant harm to the character and appearance of the area, neighbouring living conditions, highway safety, biodiversity or protected groundwater. This application would result in the loss of a unit allocated for employment uses falling within use classes B1, B2 and B8, however given the nature of the sui generis use proposed and required location this proposal is not considered to result in significant harm to the availability of employment space falling within these uses. It is therefore recommended that this application is approved as an acceptable departure from Local Plan Policy EC1.

Case Officer
Duncan Fitt

TITLE:

F/TH/23/0531

Project

Unit 1 Blenheim Close Broadstairs Kent CT10 2YF

