



**Ken Judge & Associates Ltd**  
The Barn, Monument Office,  
Unit 4, Maldon Road,  
Woodham Mortimer, CM9 6SN  
01245 225577  
info@kenjudgeltd.co.uk  
[www.kenjudgeltd.co.uk](http://www.kenjudgeltd.co.uk)

## **PLANNING STATEMENT**

**1 – 5 Central Avenue, Sittingbourne, ME10 4AU**

### **Introduction:**

This statement accompanies a pre-planning application enquiry for the proposed change of use of the existing second floor from office use to residential with construction of an additional floor to the main building and a three storey rear extension to provide self-contained residential flat units.

It has been written to conform with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and is to be read in conjunction with preliminary drawing numbers 2666/1 - 9 prepared by Ken Judge & Associates Ltd.

### **The Site:**

The application site comprises a three storey flat roofed mid 20<sup>th</sup> Century commercial building and is positioned on the corner of High Street and Central Avenue and is in the heart of Sittingbourne town centre.

The existing ground floor and basement are currently occupied by Natwest Bank, first floor offices are part in use by Natwest and part used by other separate companies. The second floor is in office use by a single commercial occupier. 1-5 Central Avenue at ground floor level comprises

To the rear of the building is a small staff car parking area which is barrier controlled.

The existing premises is not listed however is situated within the Sittingbourne Conservation Area. The site is located within the designated town centre of Sittingbourne and is surrounded by a mixture of uses, commercial ground floor uses and residential to upper floors.

The existing building has part stone part facing brickwork external finish at ground floor level with concrete panelled finish at first and second floor levels. The upper levels are accessed by an entrance at ground floor level to the side elevation which has glazed panels to the staircase enclosure at the first and second floor levels.

To the rear of the site is a public car park with 180 car parking spaces with a further 270 spaces adjoining the Forum Centre.

The site is centrally located within the town centre and therefore has excellent public transport (railway and bus links) facilities.

The site is situated within Flood Zone 1 and therefore is at low risk of flooding.

### **Planning History:**

The following historic application have been taken from Swale Borough Council website:

19/505932/FULL – Proposed change of use of the first floor from recruitment agency (Class A2) to training unit (Class D1) – approved March 2020.

There have been no relevant planning applications which have been determined in respect of the redevelopment of the site.

### **Planning Policy:**

Relevant Local Planning Policies have been considered in addition to the National Planning Policy Framework during the design process.

The application site lies within the built up area boundary and forms part of the primary shopping area of Sittingbourne High Street as identified under policy DM2.

The site is located within the Sittingbourne High Street conservation area. Policies DM14 and DM33 of the Local Plan 2031 supports development where the proposal would conserve and enhance the natural and/or built environment taking into account the desirability of sustaining and enhancing the significance of heritage assets.

### **Description of Proposal:**

The proposal is for the following:

Proposed change of use of the existing second floor from office use (Class E) to residential (use class C3) including the construction of an additional (third) floor to create self-contained residential flat units.

Proposed three storey rear extension to create self-contained residential units to the first and second floor levels with an independent ground floor entrance.

### **Design:**

Proposed change of use of the existing second floor from office use (Class E) to residential (use class C3) including the construction of an additional (third) floor to create self-contained residential flat units.

The proposals are detailed on drawing numbers 2666/5, 6 & 7.

The proposed second floor comprises 1no. one bedroom, 3no. two bedroom and 2no.three bedroom flat units with the third floor comprising 2no. two bedroom and 2no. three bedroom flat units, all complying with the National Space Standards.

The proposed third floor construction would be set in from all existing perimeter parapet flat roof walls and have a contrasting external appearance with a flat roof over.

The new third floor would be accessed by a new staircase from the existing staircase enclosure below to lower floor levels.

Proposed three storey rear extension to create self-contained residential units to the first and second floor levels with an independent ground floor entrance.

The proposals are detailed on drawing nos. 2666/5, 8 & 9.

The proposed first and second floor comprises a total of 4no. two bedroom flat units, all complying with the National Space Standards.

The proposed external appearance of the extension would match the existing premises – concrete panelled external walls, facing brickwork at ground floor level.

Part of the existing car parking area would remain and would include a position of cycle storage and an independent entrance with staircase to the new upper floors.

**Car Parking:**

Part of the existing carparking area would remain providing 7no. parking spaces for use of the existing ground/first floor commercial use.

Cycle parking will be provided via secure enclosure within the carparking area.

**Refuse and Recycling:**

Refuse and recycling facilities will be provided which is shown on drawing no. 2666/5.

Date: 20<sup>th</sup> April 2023