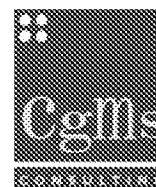


Planning, Design and Access Statement

The Rising Sun, 349 Chichester Road, Bognor Regis.



Introduction

This Design and Access Statement has been prepared on behalf of Tesco Stores Limited who have an interest in the former Rising Sun public house on Chichester Road. Taking account of the most recent use of the site as a public house permitted development rights allow the use of the site within Use Class A1 and as such planning permission is not required to operate an Express store from the property.

Planning, Design and Access Considerations

Having regard to the CABE guidance and relevant planning policies this section examines the design principles and concepts that have been applied to particular aspects of the proposal. The proposal will be assessed in the context of national, regional and local planning policies, demonstrating that the alterations to the ground floor elevations, signage and plant equipment is acceptable development in this location.

Use

The proposed new shopfront and ramped access are associated with the permitted retail use to provide an legible and useable shopfront. Signage is proposed to advertise the end occupier and goods sold. Turning to the plant, the development proposals include the installation of air conditioning units, a condenser and chiller/freezer within a screened area to the rear of the property. Tesco's appointed Noise Consultant has produced a Noise Impact Assessment considering noise impact from the proposed kit, concluding: *'The noise emissions from the plant will not have an adverse effect on the nearby residential properties and will be unlikely to give rise to complaints from the local residents. KRA would therefore recommend that planning permission is granted'*.

Small single storey extension to the rear of the property of 6.5sqm to house staff welfare facilities is also proposed as well as a canopy to the side of the property.

Amount, Scale and Layout

The shopfront will remain within the building envelope and match that existing in terms of provision of large glazed panels and access doors within a defined frontage area. The proposed fascia and gantry signs will match the form and location of the existing signs which are to be replaced. As mentioned above, the proposed rear extension is small and will house ancillary staff facilities. The works will thus match the amount and layout of development as existing and not adversely alter the scale of the property in visual terms.

Appearance

High quality, in keeping materials are proposed which will ensure the appearance of the site is enhanced.

Access

The proposed ramped access will compliment the shopfront by providing level access through the entrance. The small scale development will not affect the overall appearance of the host building.

Conclusions

The above demonstrates the proposed works to the existing retail unit are appropriate and accord with national and local planning policies. It is thus respectfully requested planning permission and advertisement consent be granted.