



PLANNING STATEMENT

Introduction

This Statement has been prepared on behalf of Sheet Anchor Investments Limited in support of an application for a change of use from retail (Use Class Ea) to hot food takeaway (Sui Generis) at 48 Aldwick Road Bognor Regis.

The proposals also include the installation of 1 over air extract on the rear elevation. There is no change proposed to the existing shopfront.

This Statement sets out the justification for the change of use, firstly by reviewing the site and its surroundings in terms of the relevant physical, social, economic and planning context.

It will then deal with the implications of the proposed ventilation equipment in terms of design and amenity. The Statement will also demonstrate how the proposal complies with both national and local planning policies.

This Statement should be read in conjunction with the full planning application, including the plans prepared.

Site & Surroundings

The site comprises a ground floor unit (56.6 sqm) within a three-storey terraced building. It is located on the north side of Aldwick Road a popular shopping area with a range of retail, services and leisure uses. The premises are located approximately 1½km from Bognor Regis Town Centre.

It is not within a Conservation Area, nor is it a listed building. It is within Flood Zone 1, which is the area least at risk of flooding.

The site comprises a ground floor unit within a three-storey block and is adjacent to a beautician and an aquatic shop. There are residential flats on upper floor levels.



The Proposals

The proposal is for a change of use from a retail unit (Use Class Ea) to a hot food takeaway (Sui Generis) and the installation of extraction system. There are no changes proposed to the shopfront.

The proposed takeaway will be occupied by Caprinos Pizza and will operate between 11:00am and 23:00pm Sunday to Thursday and

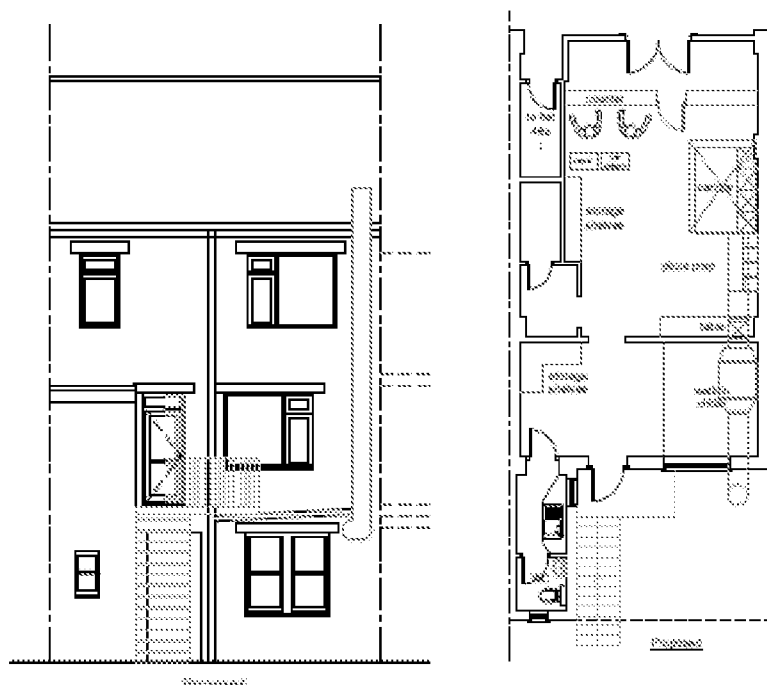
11:00am to midnight Fridays and Saturdays. The proposed store will create approximately 5 full time and 7 part time jobs.

The customer service area will be located at the front of the store. The cooking area, including the 'bake and serve' area will be in the centre of the store, as will the washing up area, the WC and a lobby. There will be an office and cold room located to the rear of the building.

A new extract duct will run from the oven through the store and terminate about 1 metre above the eaves at the rear elevation. The extract system will contain carbon filters to ensure the air expelled is clean and grease free.

Further details of the ventilation and extraction system proposed are provided on the submitted plans. Additional supporting information regarding the extraction system are also submitted with the application. These documents provide more specific details of the noise emissions and design of the proposed equipment.

Any signage will be applied for at a later date.



Planning Assessment

This Section of the Planning Statement sets out the justification for the proposed change of use, extraction equipment when considered against the relevant planning policies and other material considerations.

The key issues arising from this proposal which this section will cover are as follows: -

- i. Principle of Development
- ii. Impact on Residential Amenity
- iii. Highways and Parking

Each of the issues are discussed below: -

i. Principle of Development

This application seeks permission for the change of use of part of a retail unit (Class Ea) to a hot food takeaway (Sui Generis). It also seeks permission for the extraction equipment associated with the new pizza takeaway outlet.

The application site is located within the established local centre of Aldwick Road and therefore is considered to be an appropriate location for a hot food takeaway. It is considered that the proposal is satisfactory in its scale and form as it is for the change of use of an existing building within the local centre.



As such it is key to establish whether the change of use will damage the character and viability of the centre as a local shopping facility and whether the proposal would result in an unhealthy dominance of one particularly non retail use.

The new takeaway will be occupied by Caprinos Pizza. There will be approximately 12 full and part time jobs created as a result of this change of use and most of these employees will come from the local area. As such the proposal will significantly help to boost the vitality and viability of the centre.

Overall, it is clear that this is a suitable location for a hot food takeaway and the proposal will not cause any harm to the character and viability of the centre as a shopping facility. As such, the change of use is compliant with current local policy.

ii. Impact on Residential Amenity

In order to accommodate the new hot food takeaway a new extract duct will be installed at the site. The extract will run from the oven in the middle of the store and will terminate via a flue of approximately 1m above the eaves of the property.

A statement has been provided which details the nature and type of extraction that is to be fitted. The discharge of air will be at a minimum height of 1m above the roof/eaves level, especially if there are buildings nearby that may affect odour dispersion and dilution. Where this is not possible (e.g. because of ownership or structural constraints), additional techniques will be required in order to reduce odours, such as an increase in efflux velocity and additional filters etc. More specific details of the filter system have been provided in the submitted document. As such, the proposals will not cause any harmful impact to the amenity of nearby occupiers in terms of odours, smoke or grease.

In addition, the site is within an area which contains a mixture of uses such as shops and professional services and other takeaways. This is a busy shopping parade which provides a variety of services to nearby residents. In this context, the introduction of a hot food takeaway will have no significant impact on the amenity of nearby residents in terms of noise.



Overall it is considered that the proposal will cause no adverse impact on residential amenity in terms of noise and odour. As such, it is compliant with local policy.

iii. Highways and Parking

The application site is located within a busy local centre and is surrounded by other retail, commercial and leisure units. The addition of the hot food takeaway will not lead to a significant amount of extra traffic so as to cause any detrimental effects on the surrounding highway network.

Car parking exists to the rear of the premises with one space per unit/flat, this proposal will not add or remove any spaces.

Given the site's location within the local centre and its accessibility via public transport, it is not considered that the proposals would lead to any harm to highway safety. In addition, it is thought that there is adequate parking for both delivery drivers and customers.

Design

The proposal is for a Caprinos Pizza outlet which would create an additional services for local people.

The unit will incorporate a preparation and baking area and a customer waiting area for those choosing not to use the home delivery option. There will also be a cold room, washing up area and WC within the store.

Internally the appearance of the building will be changed by virtue of the investment brought to it by a renowned company. The introduction of Caprinos will refurbish the unit and create an operation what would provide employment and service locally.

Externally this application seeks only to make minor changes to the elevations through the installation of extraction at the rear elevation. No alterations are proposed to the shopfront.

The proposed extraction equipment will be located at the rear of the building. It will not therefore, be visible to members of the public using the local centre. In addition, the extract duct will terminate at



a louvred grill and does not rise above the ridge level of the building.

As such, the extract duct will not be visible from nearby roads.

Overall, the proposal will preserve the character and appearance of the surrounding area and therefore will be compliant with local policy.

Access

There will be one customer entrance. The entrance door will be level. The door is also in easy view of the counter and therefore members of staff will be able to see any customer who may be in need of help and go to their assistance if necessary.

As previously mentioned the site is within a local centre and therefore most visitors will access the site on foot and via public transport. There is a bus stop located outside and this provides public transport links to and from the site.

Therefore it is considered the site is within a sustainable location and can be easily accessed via existing public transport links.

Planning History

The premises have previously been used as a charity shop but are now vacant for over 6 months.

Planning Policy Context

The relevant planning policy context is set out below: -

Arun District Local Plan 2011-2031 (January 2015)

Policy RET DM1 Retail Development

“Along the primary or secondary shopping frontages, as defined on the Policies Map, proposals for retail (Use Class A1) will be permitted. Proposals for financial and professional services (Use Class A2) uses and food and drink premises (Use Class A3) will be permitted provided that: a. The proposal would not create a concentration of non-retail uses to the detriment of the vitality of the town centre; b. Provision is made for a window display, appropriate to a shop front, which is in keeping with the



character of the shopping area; and c. There is no detrimental effect on the character or amenities of the area through smell, litter or noise. The Council will require evidence that the unit has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative retail uses have been fully explored.”

Comments

This Statement has been prepared in support of a planning application for a change of use from a retail unit (Class Ea) to a hot food takeaway (Sui Generis) and the installation of new extraction.

It has been demonstrated that the proposed development would be compliant with both local and national planning policy. Furthermore, it has been demonstrated that the hot food takeaway will not have an adverse impact on residential amenity, the character and appearance of the surrounding area or the local highway network.

The proposed change of use will make positive use of a vacant unit and support the vitality and viability of the local centre by increasing footfall and providing job opportunities for the local residents.

It is for the reasons set out in this Statement that planning permission should be granted for this application.