

Planning, Design & Access Statement



This document has been designed to be a record of key objectives, decisions and outcomes from each stage building to provide you with a complete narrative of the life of your project.

Whilst we have made every effort to ensure that all of the principle criteria are covered with the document, it should not be regarded as exhaustive and must be read in conjunction with all drawings, schedules, specifications, reports and other project documentation.



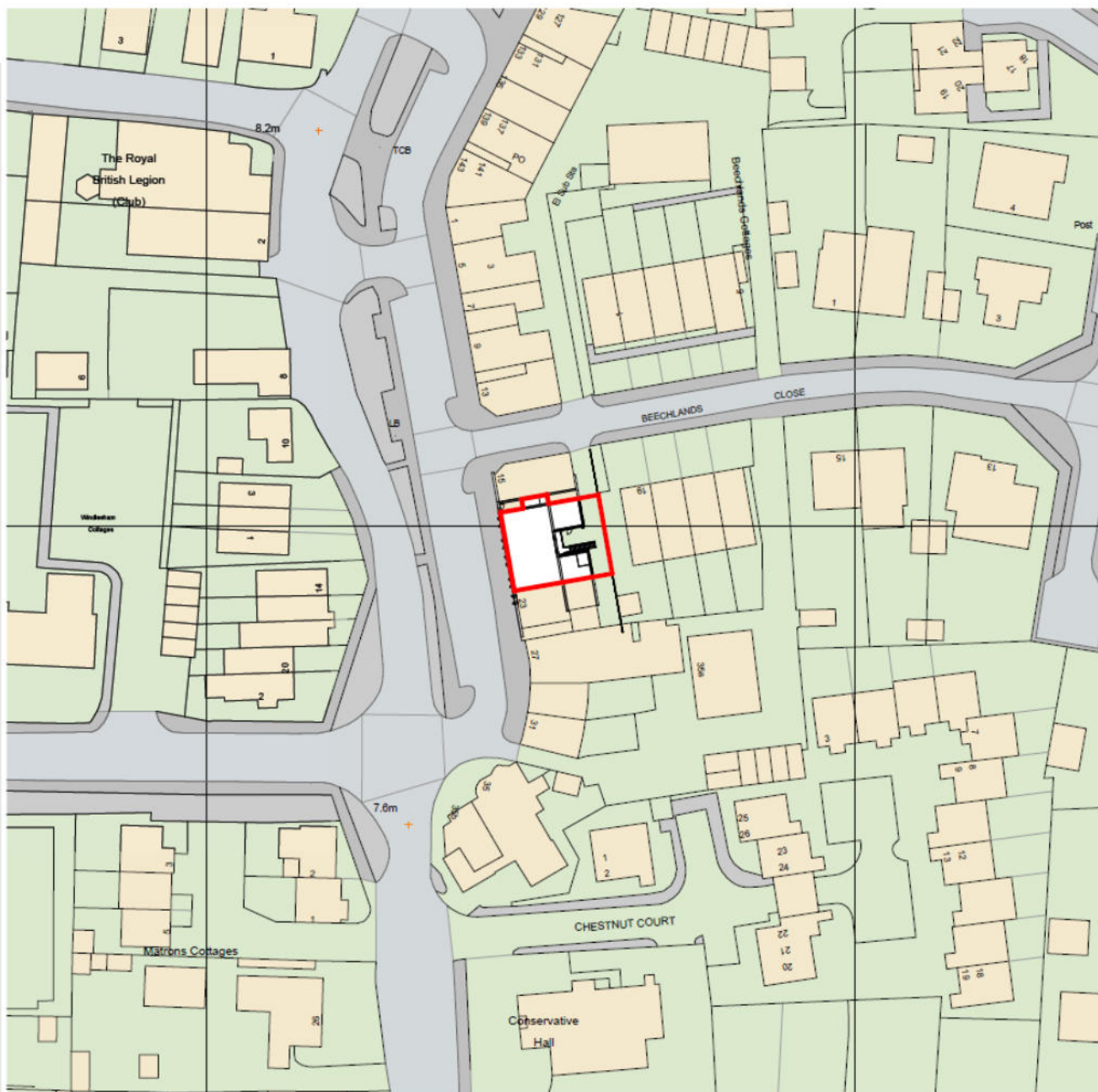
ARC Ref.	ARC/178/25
Drawing no.	AP/SD/178/DAS
Rev no.	01
Prepared by:	AP
Checked by:	AP
First Issue	First Draft

Planning, Design & Access State-

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Site Location

1.1



Administrative Area
Arun District Council

Site Address
19-21 Sea Road
East Preston
Littlehampton
BN16 1JN

Surrounding Context and

1.2

The application site is located in East Preston, at no. 19-21 Sea Road, BN16 1JN, within the Built Up Area Boundary. The existing building is located to the east of Sea Road and to the south of Beachlands Close, within the existing parade of commercial units.

The building was formally occupied by Kamsons Pharmacy which falls under Use Class E. Kamsons Pharmacy vacated the building in circa October 2025 to focus on their other Pharmacy at Station Road. As such, no. 19-21 Sea Road has been vacant since.

Arun Local Plan's (2011-2031) Policy Maps have been reviewed and reveal that the building is not subject to any landscape or heritage designations. The Government's Flood Maps for Planning have also been reviewed and reveal that the building is located in Flood Zone 1 and therefore has a very low chance of flooding. The building is also not subject to surface water flooding.

Planning History

1.3

The Council's online portal has been reviewed and reveals only one relevant planning application from 2005 under reference EP/9/05. This application gained planning permission for the expansion of Lloyds Pharmacy at the time, in to the adjacent unit (no. 21) with a new shopfront. The building has since operated as a Pharmacy but by Kamsons Pharmacy until October 2025.

Design Proposal

1.4

The application seeks consent for the change of use of the existing unit from a Pharmacy (Use Class E) to a Restaurant (Use Class E), together with advertisement consent. While it is acknowledged that planning permission is not required for the proposed change of use, as both uses fall within the same Use Class, the application has been submitted to clearly set out the Applicant's intentions for the premises and to obtain approval for the proposed ventilation system.

In addition, the application seeks advertisement consent to facilitate the installation of signage associated with the new restaurant, to be known as "The Podgy Spaniel".

The application also seeks consent to the use the rear passage way / external area as an





Proposed Ground Floor Plan

Planning legislation states that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan in this instance consists of the Arun Local Plan (2011-2031), East Preston Neighbourhood Plan (2014).

The relevant policies from the Local Plan are set out below.

- Policy SD SP1 Sustainable Development
- Policy D SP1 Design
- Policy D DM1 Aspects of form and design quality
- Policy T SP1 Transport and Development
- Policy QE SP1 Quality of the Environment

The relevant policies from the East Preston Neighbourhood Plan are set out below.

- Policy 10 Local Shops and Employment

The above policies are discussed in further detail in the next section.

Principle of Development

The proposed development seeks to facilitate the continued commercial use of an existing unit within the built-up area of East Preston. The change of use from a Pharmacy to a Restaurant falls within Use Class E and is therefore acceptable in principle. As such, the proposal supports the effective reuse of a vacant commercial premises and contributes positively to the vitality and viability of the existing parade of shops.

The proposal accords with Policy 10 (Local Shops and Employment) of the East Preston Neighbourhood Plan, which states that development proposals to expand existing shops and businesses, as well as to create new shops and businesses, will be supported provided they conform with other policies of the Neighbourhood Plan and the development plan. The proposed restaurant represents a new business within an established commercial location and is fully consistent with the aims of this policy.

Furthermore, the continued use of the premises for a commercial purpose aligns with the objectives of the Arun Local Plan, supporting sustainable development and the retention of services within the settlement. The principle of development is therefore considered acceptable.

Character and Design

The proposal has been carefully designed to respect the character and appearance of the existing building and the wider commercial parade. In accordance with Policy D SP1 (Design) of the Arun Local Plan, the development makes efficient use of land and reflects the characteristics of the site and local area in terms of scale, massing, materials and overall appearance.

External alterations are minimal and limited to the installation of modest advertisement signage and the provision of a ventilation system to the rear of the building. The proposed signage is appropriate in scale and design for a commercial unit within an established parade and will not detract from the visual amenity of the area.

The ventilation equipment is proposed to the rear of the building and will not be visible from the public realm. As such, it will have no adverse impact on the street scene or the character of the surrounding area.

The proposal also complies with Policy D DM1 (Aspects of Form and Design Quality), as it does not introduce inappropriate or visually intrusive development and maintains the established form and function of the building. Overall, the development is considered to be sympathetic to its surroundings and compliant with local design policies.

Neighbouring Residential Amenity

The proposal has been assessed against Policy QE SP1 (Quality of the Environment) of the Arun Local Plan, which requires development to avoid significant adverse impacts on residential amenity, including impacts arising from noise, odour and other environmental outputs.

It is acknowledged that there are residential properties located to the east of the site. As such, the use of the rear passageway and external area for seating will be carefully managed and restricted as necessary to ensure that no detrimental impact arises in terms of noise or disturbance. As such, the external area will be restricted from 10pm which is similar to neighbouring property, the Micro Brewery.

The proposed ventilation system has been specifically selected to minimise noise and odour impacts. The kitchen has a volume of approximately 67m³, with an extract rate of 675m³ per hour. This allows the fan to operate at a relatively low speed, ensuring quiet operation while maintaining effective extraction. The air is discharged vertically via a roof cowl, which disperses air and sound upwards, well above roof height. As a result, cooking odours will be effectively dispersed and will not give rise to amenity concerns for neighbouring occupiers.

Given the commercial nature of the surrounding area, the existing lawful use of the building, and the proposed mitigation measures, the development is not considered to result in any significant adverse impact on residential amenity and therefore accords with Policy QE SP1.

Transport and Parking

The application does not propose any on-site parking, which reflects the existing situation and is consistent with other surrounding commercial units within the parade. The site benefits from a sustainable location with good accessibility to local services and facilities.

There is ample on-street parking available in the surrounding area to accommodate customers and staff. In addition, the site is located approximately a 15-minute walk from Angmering railway station, providing convenient access to public transport and encouraging sustainable travel choices.

In light of the above, the proposal accords with Policy T SP1 (Transport and Development) of the Arun Local Plan and is not considered to give rise to any adverse highway or parking impacts.

Biodiversity

The proposal has been assessed against the requirements for Biodiversity Net Gain (BNG). The application is considered to be de minimis in nature and involves no significant habitat loss or creation. The site contains less than 25 square metres of existing habitat, and as such, the proposal is exempt from the mandatory requirement to deliver Biodiversity Net Gain.

Accordingly, BNG is not triggered in this instance, and the proposal is compliant with current biodiversity legislation and policy requirements.

This application seeks consent to facilitate the reuse of a vacant commercial unit within the built-up area of East Preston, through the introduction of a restaurant use within Use Class E, together with associated ventilation equipment, advertisement signage and the use of a small external seating area. The proposal represents an appropriate and sustainable form of development that will contribute positively to the vitality and viability of the existing commercial parade.

The principle of development is acceptable and is fully supported by both the Arun Local Plan (2011–2031) and the East Preston Neighbourhood Plan. In particular, the proposal accords with Policy 10 of the Neighbourhood Plan, which supports the creation of new shops and businesses, and maintains an active commercial use at the site.

The proposed external alterations are minor in nature and have been carefully designed to respect the character and appearance of the building and surrounding area, in accordance with Local Plan Policies D SP1 and D DM1. The ventilation equipment is discreetly located to the rear of the premises and will not be visible from the public realm, ensuring no adverse impact on the street scene.

Residential amenity has been a key consideration in the design of the proposal. Appropriate measures have been incorporated to ensure that noise, odour and disturbance are minimised, including the specification of a low-noise, efficient ventilation system and the careful management of the external seating area. As such, the development complies with Policy QE SP1 of the Local Plan and will not result in a significant adverse impact on neighbouring occupiers.

The site benefits from a highly accessible location with adequate on-street parking provision and good public transport links, and the proposal is not considered to give rise to any transport or highway safety concerns. Furthermore, the development is exempt from the requirement to provide Biodiversity Net Gain due to its de minimis nature.

In summary, the proposal accords with the relevant policies of the Development Plan and there are no material considerations that indicate permission should be withheld. The application therefore represents a sustainable and policy-compliant development, and approval is respectfully sought.



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