

**Planning Statement in relation to
Prior Notification Application for:**

Change of use from A1 (Shop) to A3 (Café / Restaurant)

At 126-128 Sea Road, East Preston, BN16 1NN

Use

126-128 Sea Road is currently a vacant shop premises (A1), the shop was most recently used as hairdressers. It has been vacant since February 2017.

The premises are located within an area of shops, cafes, restaurants and offices. It is also located on a popular route to the sea front.

It is proposed that the ground floor shop (A1) will be converted to a café/ restaurant (A3). The property will be internally refurbished providing a seating area and counter in the front shop area with a kitchen / preparation area behind. The existing kitchen area will become a small seating area and the existing W.C will remain.

The proposed café/ restaurant will offer seasonal quality produce and homemade products with a focus on nutrition.

Noise & Odour

The proposed kitchen will be fitted with a rational electric oven. The oven will be fitted with an UltraVent Air-recirculation hood which absorbs and dissipates steam, this requires no external ducting. There is a waste pipe which carries the waste water produced by steam in the oven to the foul drainage.

A dosing system will be fitted to the foul drainage to ensure any fats are broken down before they enter the foul drainage system to prevent the drains becoming blocked.

It is proposed that a portable induction hob will be used for small amounts of cooking / heating food where necessary.

Sanitary Provision

It is proposed that the restaurant will provide approximately 20 covers, the premises has one W.C which will be maintained.

Waste storage and collection

There is space located to the rear of the property where bins will be stored. There is both rear external footpath access and access from the rear of the premises to this area.

Hours of operation

Mondays - closed

Tuesday - Sunday 8am - 5pm (Day time opening only)

Thursday / Friday / Saturday evenings - 6.30pm - 11pm (Last orders for food at 9.30pm)

Transport issues

There is on street parking available as well as a free car park across the road.

It is proposed that the produce used will be locally sourced or homemade to reduce the number of deliveries required.

Availability of other A1 and A2 premises in the area

There are currently two other vacant A1 premises in close proximity to the premises;

- Willowhayne Crescent has been vacant since March 2017 and is being Marketed by Glyn Jones Estate Agents.
- 119 Sea road has been vacant since its completion

The external appearance of the premises once converted

The exterior of the property will be re-furbished which will consist of painting the existing walls and windows where required.

New signage will be provided in place of the existing signage.