

**Planning/design statement for change of use of existing restaurant to takeaway with removal of existing extension and erection of rear extension to form a two bedroom flat.at:
104 Ferring Street, Fering**

Context

This application is for the change of use of an existing restaurant to a takeaway with a two bedroom flat. The existing building consists of a restaurant on the ground floor and a self contained two bedroom flat on the first floor. This has been on the market for a considerable time and this proposal will bring the building back into use plus providing an additional unit of accommodation.

The takeaway will require a much smaller kitchen and then a small counter area.

The flat is to be formed by the removal of existing rear extensions and rebuilding slightly larger than existing, resulting in the reduction of the existing store building.

The existing first floor is to be unaltered.

Amount

The proposal will result in the existing restaurant being reduced from 84m² to 29.6m². The rear extension will be increased from 25m² to 40m² with the rear projection now extending 7.62m from the rear wall.

The extension will have no impact on the adjacent property as the ground floor is a shop, with no living accommodation at ground floor level..

Layout

The layout of the building will be a takeaway to the front of the property with kitchen area, counter area and staff WC with vented lobby.

To the rear of the building will be the two bedroom flat consisting of a lounge/dining/kitchen, two bedrooms and bathroom.

All the sizes of the rooms comply with the requirements of the Department for Communities and Local Government Technical housing standards – nationally described space standard.

Appearance

There is a question as to whether the appearance of the building will be approved by the removal of the two sub standard extensions and erection of a new brick built flat roof extension.

The appearance will be similar to other extension in this parade of shops with flats over, with the extract ducting being partly repositioned and the air conditioning units removed.

Access

The access to the takeaway will be as at present with an additional side door.

Access to the flat will be a door to the side of the rear extension.

Scale

It is considered that the scale of the proposal is in keeping with other properties in the parade.

Landscaping

It is proposed that no landscaping will be required, as all the land is laid to grass and shrubs.