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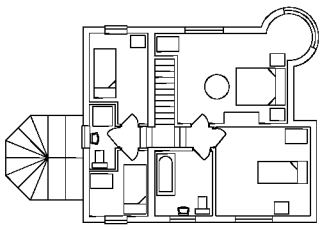

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Planning Statements.

January 2014

Our ref.: 1501

46 Pier Road, Littlehampton BN17 5LW
further to LU/350/13 withdrawn.

1 Description;

The property is a riverside restaurant with ground floor dining area and kitchen at the rear. There is a 2 bed flat over on the first and second floors. It is estimated that the property dates from the 1920s and is brick built under a tiled roof and one of a pair of semi-detached properties. The building is in flood zone 3 but will benefit from current river defence works.

2 Scope;

The project is to extend the restaurant area by converting part of the first floor to allow extra covers to be served. The kitchen and rear area infill are of poor quality construction including asbestos roofs. It is proposed to re-roof and extend the rear of the building to improve the kitchen and customer toilets. The first floor flat will be reduced to 1 bedroom and be accessed as now via an external stairway and flat roof.
The scope of the planning application is therefore the change of use of part of the first floor and the extension of the rear, together with front elevation changes.

3 Design;

Following the earlier application the frontage proposals are now to more closely match the existing style and compliment the adjoining semi. The design is intended to allow part of the front to be opened up in the summer to allow clear views to the West.
Glass guarding is proposed at first floor level similar to the adjoining property.
Currently the covers served amounts to about 40, the proposal seeks to increase this by about 10.

4 Access;

Ground floor level is only slightly above footway level but at the rear of the building the ground is some 500mm lower. Currently the toilets and kitchen are at the lower level, the toilets are also external to the building. The lower ground floor area will be raised to provide a level floor throughout. Proper Part M disabled access and toilets can then be provided. The kitchen floor will be raised as much as possible but headroom is restricted by the adjoining buildings roof.
Nothing will occur in the first floor dining area that does not occur on the ground floor thus disabled access provision is considered satisfied under Part M of the building regulations.

5 Drainage;

The existing building is connected to mains drainage and this will remain. Surface water drainage will be by soakaway to the extension and as existing for the remainder of the site.

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6 Refuse;
General and recyclable refuse will be stored at the rear of the building as at present and disposed of by a recognised contractor.

7 Parking;
There is no change to parking provision with space only available to serve the flat and a maximum of 1 staff vehicle.

8 Extraction;
The current kitchens extraction system will be adapted to suit the new roof and floor layout by a specialist kitchen contractor.