

Planning, Design and Access Statement

Proposed Change of Use of ground floor of unit from Use Class A1 to sui generis nail bar, and associated advertisements.
"18 BEACH ROAD, LITTLEHAMPTON, BN17 5HT"

USA NAILS JC LTD

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“18 BEACH ROAD, LITTLEHAMPTON, BN17 5HT

1 Introduction

- 1.1 Thi Yen VU has commissioned VTS Services and Consulting Limited to submit a full planning application for the change of use of the ground floor of 18 BEACH ROAD, LITTLEHAMPTON, BN17 5HT to a sui generis nail bar, and an advertisement consent application for related advertisements.
- 1.2 In this statement, it is shown that although this proposal would result in the loss of an A1 retail unit, it will provide occupancy for an empty unit and will contribute to the vitality of Beach Road shopping parade. There are no other nail bars in the local area, this would add to the diversity of services in the locale. I therefore ask that this application be approved.
- 1.3 This statement should be read with the following documents that form these applications:

Planning application forms and associated certificates;

Location 1:1250 @A4;

Block plan 1:200@A4;

Existing floor plan and elevation 1:100 @A4, Drawing number TNL-002;

Proposed floor plan and elevations 1:100@A4, Drawing number TNL-001;

2 Site, Location and Context

- 2.1 “18 Beach Road” is a vacant unit: It is one of many units in the area. It can be seen in Appendix A, Figure 1.
- 2.2 “18 Beach road” forms a part of Littlehampton's designated Local Shopping Frontage and lies within the built up area of Littlehampton, as shown on the Local Plan proposals map. It lies near the end of a block which comprises of various shops and some vacant shops.

3 Summary of Relevant Planning History

3.1 There is no recent planning history of direct relevance to this proposal.

4 The Proposal

4.1 It is proposed to change the use of "18 Beach road" Littlehampton from Use class A1 to a sui generis use to accommodate a nail bar. As can be seen from the proposed floor plans, this would be a small scale business. The following are proposed: six work stations, four pedicure chair.

4.2 The premises would provide two part time and two full time jobs to start with.

4.3 Each manicure will take between 30 minutes and 1 hour. In many ways the operation of the proposed nail bar would be very similar to a hair dressers which is a Use class A1.

4.4 The premises opening hours will be: 9.30 am - 6.30pm, Monday to Saturday

4.5 The premises will generate a small amount of commercial business waste which will be collected in a Council commercial waste collection.

5 Planning, Design and Access Considerations

5.1 The premises would serve local people who would be able to use sustainable forms of transport (there is a bus stop in the road outside the premises, and many dwellings are within walking and cycling distance) . It would provide local employment and be a popular service in the local community. In addition, as there is not a nearby nail bar, the presence of the nail bar in this location would mean that local residents did not have to travel any distance in order to attend such an establishment elsewhere.

5.2 *Design and Impact on the character of the area*

5.3 A fascia advertisement is proposed. This advertisements will be illuminated and will be made from aluminium and plastic, it will be flush with the existing shop front and will be in keeping with the building which they will form a part.

5.4 *Parking and access related issues*

The proposed use will be a unit that forms a part of Beach road. These premises are served by street parking areas and nearby parking places.

5.5 However, one of the strengths of the location of “Beach road” is that it is located within a large areas of housing from which customers would be able to walk. In addition Beach road is served by bus service that provides access to nearby settlements.

5.6 No element of this proposal involves the creation of a new vehicular or pedestrian access.

Appendix A

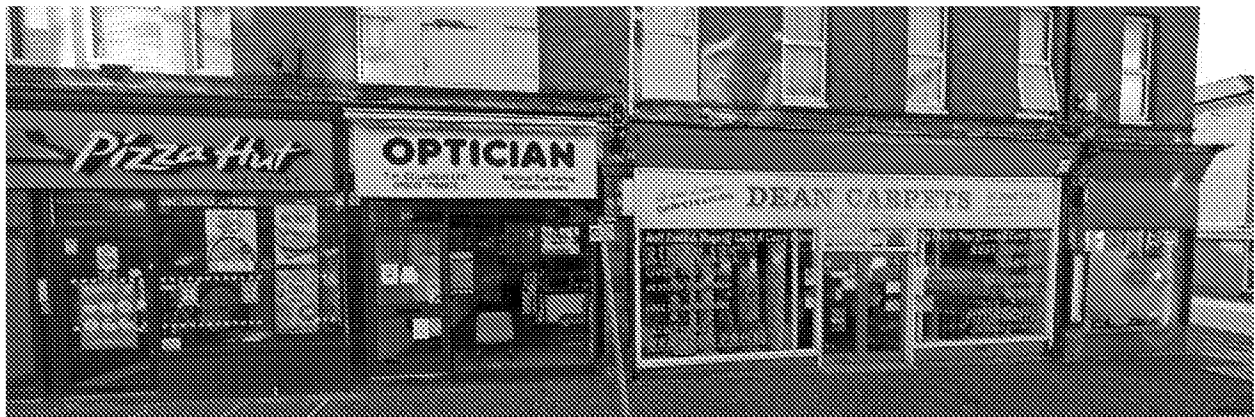


Figure 1