



**FORMER BOW WINDOW RESTAURANT
143 MIDDLETON ROAD
MIDDLETON ON SEA
BOGNOR REGIS
WEST SUSSEX**

**ECONOMIC DEVELOPMENT STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR CHANGE OF USE FROM RESTAURANT (A3 USE)
TO RESIDENTIAL DWELLING (C3 USE)**

APRIL 2018

**Sloane & Brown Ltd
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INTRODUCTION

This Economic Development Statement accompanies a full planning application for the change of use of former restaurant premises (A3 use) to a single residential dwelling (C3 use) at Bow Window Restaurant, 143 Middleton Road, Middleton on Sea, Bognor Regis, West Sussex.

DESCRIPTION OF THE PREMISES

The premises comprise a two storey semi-detached property, the ground floor of which was previously used as a restaurant known as the Bow Window Restaurant. These commercial premises have now been closed for some time, and the entire property has been vacant. The ground floor comprises a small entrance hall providing access to the stairs, two rooms which would have operated as the restaurant, a kitchen, rear lobby and store room. The first floor, which was used as a residential apartment, comprises four rooms and a bathroom.

There are no dedicated WC facilities for staff or diners who would use the restaurant, and it would have been necessary for them to use the bathroom which forms part of the first floor residential apartment.

There is no dedicated kitchen associated with the first floor residential apartment, and the ground floor kitchen used by the restaurant would have to also be used for domestic purposes.

The adjacent property (the other half of the semi-detached unit) is in full residential use, as are all other surrounding properties to the rear and other side.

There is a large detached outbuilding in the rear garden located close to the rear of the premises, which would originally have been used for garaging.

The property is close to an established shopping parade in Middleton on Sea, but does not form part of a terrace of retail or commercial units. There are other restaurant / catering premises in close proximity to the site.

CONDITION OF THE PREMISES

The premises are generally in sound structural condition. However, the shared use of the kitchen and WC between the commercial and residential area is not acceptable, and would need to be addressed in the ground floor restaurant use was to continue. An accessible WC at ground floor level would need to be installed, and a separate kitchen for the first floor apartment also installed. The kitchen equipment is dated and would need to be replaced. These measures would require significant investment and would compromise the space available for both the ground floor restaurant and the first floor apartment. Various other upgrading and refurbishment work is also required to both floors.

DETAILS OF PROPERTY MARKETING CARRIED OUT

The ground floor and first floor are intrinsically linked to each other and it would not be sensible to sell them as separate units. Accordingly, the site as a whole was marketed, including the garden to the front and the rear, and also the detached outbuilding to the rear.

The freehold of the property as a whole was initially marketed by Lambert Smith Hampton and went to their auction on 16 October 2017. Viewing dates were arranged for 3 October 2017 and 10 October 2017. However, the property failed to sell for the guide price at the auction due to lack of interest. The highest bid that was received was £320,000, which was not acceptable.



The site

The property was subsequently marketed by Henry Adams from their Middleton office, and a proactive marketing campaign was commenced on 3 January 2018. The property was advertised on a number of different property portals including rightmove.co.uk and onthemarket.com. The property details were mailed out to their whole database and a 'for sale' board erected. They conducted a total of 14 viewings. The feedback that was generally received was that the property required too much refurbishment, and this was a deterrent for most prospective purchasers of the site. It was also established that the former restaurant business could not be seen as a 'going concern' due to the level of investment required to refurbish and upgrade the premises.

A sale was agreed with the applicant of the planning application in late February 2018, and contracts have now been exchanged.

SUMMARY

The property has been comprehensively marketed by two separate agents but it has been demonstrated that there has been very limited appeal due to the amount of investment that is required for refurbishment, alterations and upgrading. The former ground floor restaurant premises are not a 'going concern', and significant work is necessary to the property to comply with legislative requirements. The property does not form part of a terrace of other commercial or retail units, and is located within the immediate setting of established residential units. Other catering facilities are located within close proximity of the site, and on this basis the loss of the former restaurant to the ground floor premises at 143 Middleton Road would not result in damage to the local economy.

There are no planning policies adopted by Arun District Council which restricts the change of use of restaurant premises to residential use.

To summarise, the change of use of the former Bow Window restaurant premises to form part of the residential unit can be seen to be appropriate on this occasion.

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