

THE CORNER HOUSE
STATION ROAD
RUSTINGTON
WEST SUSSEX BN16 3 AF

PLANNING AND DESIGN AND ACCESS STATEMENT

Introduction

This is a proposal to erect a front extension to provide additional seating to a proposed restaurant in an existing building already housing a takeaway together with an entrance porch to the south side and a kitchen extension to the north side. This is an amended proposal following a refusal of planning permission from Arun District Council under their reference R/80/10 and has been prepared to take into account comments from the Council during subsequent discussions. This document has four pages.

The Proposed Use

The existing premises included in the planning application which this Planning and Design and Access Statement accompanies already have a takeaway use which is being operated and an A3 restaurant use was granted a short while ago under planning reference R/233/09. It has now been decided that in order to make the restaurant fully viable it needs to be extended and hence the reason for this new application.

The intention is that the restaurant and takeaway will meet the needs of the local community. It will in fact serve Indian food and from the takeaway viewpoint already complements and gives additional choice over and above what is offered by the Chinese and Fish & Chip takeaways at Station Parade adjoining. There is no restaurant in the immediate area, just a small café in the adjacent parade so this proposal will provide a welcome local restaurant venue.

The restaurant will require a new entrance which is to be provided on the south side of the existing building. Better toilets are also needed and these will be provided within the existing premises rather than as an extension on the north side where a small extension to the existing kitchen is still planned

The Amount of Development

The additional area to be provided for seating in the restaurant in the new conservatory extension is around 26.4 m² compared with the previously proposed 31.9 m² and the extra kitchen space will be around 7.98m². The entrance porch is about 1.95m².

The scheme had originally envisaged a much larger conservatory and seating area but following discussions with the Planning Officer the depth of the front extension has been further reduced to 4.5m.

Layout

The drawing submitted with the planning application shows that the restaurant extension which is the main part of the proposed development is to be built against the front of the existing building which is really the only practical location as it needs to become an integral part of the existing seating space available. Its depth as mentioned has been reduced considerably following discussions with the Planning Officer so that it is less obtrusive.

Attached to this document is a page of photographs that show the front of the existing building to which the conservatory extension is to be attached and its relationship to the surgery and day centre building to the south and the Londis store to the north.

The porch entrance needs to be away from the seating area as to have new customers entering through this part of the restaurant would be disruptive and hence the reason for positioning this to the side and south of the existing building.

It will be seen that the toilets for customers including one being suitable for the disabled are located within the existing building.

The kitchen is on the north side of the existing building and therefore its proposed extension must be adjacent to it.

Care has been taken to ensure that the extensions will have no impact on the amenities of neighbouring properties which are a considerable distance from it.

Scale

All of the proposed extensions will be of single-storey construction. The front conservatory extension will have an eaves height of around 2.5m and at its highest the roof will be around 3.4 metres above ground level. The porch heights will be fairly similar although the ridge should be slightly less and those of the kitchen extension will be similar to the front extension. All of the extensions will be subservient to the main building on the site to which they will be attached and which has an eaves height of just under 5 metres and a ridge height of around 7 metres.

The extensions will not be out of keeping in terms of their height and bulk either with the existing building on the site or neighbouring buildings.

Landscaping

Unless the Local Planning Authority suggests otherwise, no new landscaping is planned and no existing landscaping of the site is to be changed

Appearance

The main extension at the front will no longer be in the style of a conservatory with a lot of glazing. It will be a conventionally styled brick-built extension with normal windows to each of the sides. Rather than having a glazed roof it will have a short hipped and pitched tile clad roof with a hidden flat roof behind. The brickwork, windows and tiles will match the existing as near as possible.

With the extension to the north it has been decided to get rid of the stained timber cladding to both the existing extension there and the new extension so that the entire building will be brick clad to match the existing. It will also have a tiled roof to match the existing.

With the porch extension on the south side this will have brick walls and a pitched tiled roof all to match the existing.

Access

The proposal does not result in any specific on-site parking provision, but given the car parking within the immediate locality which will be largely unused during normal restaurant hours it is considered that this does not give rise to significant concerns. It is anticipated that many customers will not use their cars to access the restaurant as many will be able to walk from their nearby homes, and buses pass the property and the railway station is but a few minutes away. There is also a taxi office nearby at the station.

To discourage the use of cars, cycle parking is shown by the entrance porch on the proposed ground floor plan of drawing 1 submitted with the planning application. Customers or indeed staff members will be able to chain cycles to the stands for security. Although an enclosed cycle store could be provided if the Local planning Authority so requires, it is felt that this would be more appropriate for a housing development where for example cycles would need to be stored overnight and for long periods.

For those with disabilities there will be the appropriate toilet and the entrance porch will have extra wide level access doors and be approached by a sloping path with a landing at the top by the entrance door.

Deliveries of goods will not be affected by the proposal.

Road safety will not be affected by the proposal.

Policy Background and Social/Economic Context

The development is within the Built-Up Area and careful consideration has been given to the policies set out in the Arun District Local Plan as listed below that remain in place until all the necessary Local Development Framework documents are in place.

Similarly, the policies listed below in the current West Sussex Structure Plan 2001-2016 which although replaced by the South East Plan have been carefully considered as it remains the County's strategic policy statement on development into the future and in particular it provides the strategic context for its views on land use and transport.

Finally, the current national Planning Policy Guidance as set out below has also been carefully considered.

Arun District Local Plan

GEN1 Sustainability
GEN2 Built-up Area Boundary
GEN7 The Form of New Development

West Sussex Structure Plan

LOC1 Locational Strategy
DEV1 High Quality Development
CH1 Character

Planning Policy Guidance

PPS1 Delivering Sustainable Development

It is considered that the proposal conforms with these policies listed above.

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