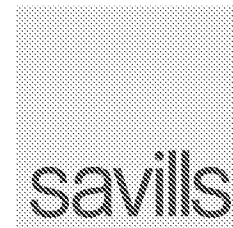


SNPL 476063

30 September 2021

Planning Department
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Arun Civic Centre
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BN17 5LF



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Dear Sir/Madam

FULL APPLICATION FOR INSTALLATION OF EXTERNAL EXTRACTION EQUIPMENT AT 144-146 THE STREET, RUSTINGTON, BN16 3DB

On behalf of the applicants, Brewz Bar Ltd (the Applicant), please find attached a full application for the installation of extraction equipment at 144-146 The Street, Rustington, BN16 3DB.

The application comprises the following:

- Savills Covering Letter (This document)
- Completed Planning Application Form (PP-10256695)
- Site and Location Plan (Drawing Number: 9637-003)
- Existing Rear Elevation (Drawing Number: 9637-003)
- Extract System Proposal (Drawing Number: NWV/1/BBR)
- Elta Multiflow Specification
- Mechanical Ventilation and Environmental Control Equipment (September 2021)
- CIL Form
- Biodiversity Checklist

The planning application fee of £262 (including the service charge) has been paid directly via the Planning Portal.

The Site

The site comprises 144-146 The Street, Rustington and is located within the Rustington Town Centre and forms part of the designated primary retail frontage. The site falls within the local commercial shopping parade and comprises a two storey mid-terraced ground floor building, Specsavers and Jericho's Sweet Store are immediate neighbours to the site. The B2140, The Street abuts the site to the south, which provides both vehicular and pedestrian access, whilst Ash Lane is to the east of the site.

The Proposal

The proposed description of the development is as follows:

'Installation of External Extraction Equipment'.

As set out within the description of development and as shown on the application plans, the proposal sees the installation of external extraction equipment on the rear single-storey flat roof of the building, as shown on drawing NWV/1/BBR. The external extraction equipment will be linked to the building internally to enable the safe extraction of heated air, fumes and food odours whilst preventing condensation.

Application Rationale

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD

ARUN DISTRICT COUNCIL R/246/21/PL



On 5th May 2021, consent was granted for the installation of a new shopfront (R/52/21/PL). This application was submitted in order to appeal to a broad range of prospective tenants the landowner was seeking, given the most recent occupiers (HSBC Bank) have now vacated the premises. The landowners have now found a new occupier, Brewz Bar Ltd, who in order to operate their business and provide a safe working environment for their staff, require the installation of the external extraction equipment. This is necessary to remove heated air, fumes, steam and cooking smells as well as preventing condensation, hence the purpose of this application.

Planning Considerations

Principle of Development

The development is located within the settlement boundary of Arun, where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Local Plan policy SD SP1 provides a positive approach to new development that represents sustainable development and also meets the needs of the community. This is equally reflected within Policies of the Rustington Neighbourhood Plan.

Policy RET SP1 outlines that Rustington will maintain its existing role as a centre providing a good range of shops serving the local population, together with a range of other services and facilities. Furthermore, it states that the Council will welcome development and initiatives which add cultural, community and leisure diversity to the centre to aid economic resilience and vitality. This proposal seeks to install extraction equipment to enable the new occupier to operate their daily business functions, through which they would be providing a service to the benefit of the local community. This would retain both a social and economic benefit to the local area in line with this policy.

Noise, Odour and Air Quality

Local Plan Policies D SP1 and D DM1 consider matters of design, requiring new development to be of a high quality, with an attention to detail. These policies place weight upon the effect of new development on its surroundings having regard to matters of design, scale, materials, siting and layout as well as the relationship to neighbouring development. Policy QE SP1 discusses the location of existing commercial uses which must be taken into account when assessing proposals for development sensitive to noise, light and odour to ensure land allocated for these uses are protected and that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.

As outlined above, the site is located in a designated primary retail and commercial area indicating the site is compatible for the proposed development. The proposed development is to be installed on the rear single-storey flat roof of the building which will not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties which are of a similar characteristic to that proposed.

All fan equipment, ductwork and filter housing shall be so mounted and installed so as not to give rise to a noise or vibration nuisance. Any noise generated by the extraction or supply systems as a whole shall not exceed the pre-existing hourly background noise level at nearby residential accommodation by more than 5dB(A). As can be seen from the proposed rear elevation of the application, the flue/extractor will not be visible from any main road or public vantage point, and it would not cause any harm to the appearance of the property because it would be located at the rear.

Filters will be implemented within the extraction equipment which are designed to remove the grease entrained in the fumes; the filters shall be removed and cleaned of their deposits at the end of each working day. Further to this, as part of the proposals the applicant will install an additional odour control system to break down any odour particles prior to discharge through the final duct outlet. Additional details of the equipment specification is provided in supporting document submitted with this application (Mechanical Ventilation and Environmental Control Equipment).

The site is located in an area which is not subject to a risk of flooding from rivers or sea (Flood Zone 1 - EA Flood Map). In addition, the site is classified as 'very low risk' in respect to surface water flooding. There will be no change to the site drainage systems resulting from the application proposals.

Whilst the proposal entails physical external installations to the rear roof, it will have no adverse impacts to ecology, given there are no sensitive areas in the immediate vicinity of the site.

Policy T SP1 seeks to ensure that development meets its transport demands and is designed to minimise additional traffic generation, provides for safe and easy movement and meets parking requirements. There is no change to the existing use of the building sought under this application nor is there any change to the size of the unit. As such, the development is considered to be acceptable in terms of highway safety and convenience.

Summary

As outlined in the preceding paragraphs, the proposal seeks consent for the installation of external extraction equipment. The landowners have found a new occupier for the site who require the installation of this equipment to facilitate the operation of their business safely. Importantly, the proposal will not cause adverse impacts upon local noise, air and odour quality and not impact other nearby uses. Equally, the proposal will not materially harm the character and amenity of the local area, retaining the existing access via The Street for vehicles and pedestrians alike.

I trust you have everything required to validate and determine this application. If you require any further information, please do not hesitate to contact me.

Yours faithfully

A large black rectangular redaction box covering the signature area. Below the box, there are faint, dotted lines indicating the original position of the signature.

Bryony Stala
Savills Planning