

THE CORNER HOUSE
STATION ROAD
RUSTINGTON
WEST SUSSEX BN16 3 AF

ARUN DISTRICT COUNCIL				
No.	R	80	10	
RECEIVED				

PLANNING AND DESIGN AND ACCESS STATEMENT

Introduction

This is a proposal to erect a conservatory-style 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 toilets and a kitchen extension to the north side.

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 and better toilets will be constructed to the north as well as an extension to the kitchen.

The Amount of Development

The additional area to be provided for seating in the restaurant in the new conservatory extension is around 31.9 m² and the extra kitchen space will be around 7.98m². The toilets will be around 3.96 m² and the entrance porch about 1.95m².

The scheme had originally envisaged a much larger conservatory and seating area but following discussions with the Planning Officer and as commented upon further under the following heading the depth of this part of the proposed development has been reduced by around one metre.

Appearance

The main extension at the front will be in the style of a conservatory. It will have a dwarf enclosing wall to the three sides of clay brick to match the colour and type of brickwork to the existing building. Rather than having the customary white uPVC framework and glass to the walls above the brickwork and to the pitched roof which would be rather dominant, it is felt that brown uPVC having the appearance of timber would be more appropriate and this is what the drawings submitted with the planning application indicate. Brown uPVC has in fact been used for the windows of the fairly recently built surgery and day care centre immediately to the south of the site.

With the extensions on the north side it has been decided to adopt a brown stained timber cladding for the walls and a flat roof as already exists there and for which planning permission was granted recently.

With the porch extension 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.

Peter D King FRICS
Chartered Surveyor

9 April 2010

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 has been reduced considerably following discussions with the Planning Officer so that it now more or less lines up with an imaginary line drawn between the front of the surgery and day centre premises to the south and the built canopy of the Londis shop in the Station Parade development to the north.

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.

The new toilets need to be near the foul drains for the property and well clear of the seating area and hence their position on the north side.

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 a ridge height of around 3.4 metres. The porch heights will be fairly similar and the kitchen and toilet extensions will have an eaves height of just over 2 metres to match the existing extension on that side. 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