Supporting Statement
Proposal of use Statement at Bens Hand Car Wash, 88 Old Shoreham Road, Lancing

1. Introduction

1.1 The purpose of this statement is to explain the following:-

Use
Amount
Layout
Scale
Landscaping
Appearance

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/ 1434/15
DATE VALID - 9 NOV 2015

2. Principles and Concept

2.1 The Proposed Use

Retention of Use - Car Sales in part of site and additional use for Hand Car Wash underneath the Canopy. The sites current permanent consent is for Car Sales. The sites owners (Fortuna Focus Ltd) are keen to see this consent retained.

The site is a former a petrol station and car sales premises offering a full range of fore-court services. It occupies a corner plot backing to Coastline Caravan Sussex Ltd to the south. The current operation has proved highly successful and provides full and part time employment for up to 8 people. Services are provided 6 days a week from 8.00 to 19.00 and 9.00 to 18.00 on Sundays and Bank Holidays.

2.2 Development

The site is not being developed, the proposal is for change of use underneath the canopy to B2 classification.

2.3 Layout

The layout of the site will remain as per existing.

2.4 Scale

The scale of the buildings will remain unaltered.

2.5 Landscaping

The landscaping of the building will remain unaltered.

2.6 Appearance

The external appearance of the building will remain unaltered.

3. Access to the Development

Access to the site is directly from the Old Shoreham Road, Lancing, via a slip road. Access to the site will not be affected. Parking on site is hard surfaced and level and meets requirements of access to all.

Statement:

The car wash is divided up into two wash lanes where customers drive their vehicle through each stage of wash and dry process. Vehicles are pre-washed with a pressure washer, then hand washed, rinsed, hand dried and vacuum cleaned. Customers remain in their vehicle while the service is being provided therefore no addition parking is required for car wash customers. Alternatively a waiting room is provided on site for the comfort and convenience of the customers while their vehicle is being washed. The customer parking is used for car sales customers only. The office area is used as a reception and car sales office. Currently employed at the car wash are 4 fulltime staff and 4 part time.

No other land adjoining the site is owned or controlled by Fortuna Focus trading as Ben's Hand Car Wash.

The activities which are carried out at the site are Cars Sales and Hand Car Wash.