ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/ 0525/14
DATE VALID - 8 MAY 2014

UNIT 5 QUEENSWAY LANCING

SUPPORT STATEMENT

CHANGE OF USE FROM RESTAURANT A3 TO MICRO ALE HOUSE A4 WITH NEW DISABLED TOILET

Unit 5 Queensway has been vacant for almost three years following the failure of the Laundrette which was the last trading business from the address

An application for a **Change of Use** from Laundrette to Restaurant was granted in 2012 reference AWDM/0524/11 this approval included alterations to make Units 5,6 and 7 a single unit to trade as a Restaurant.

Structural Alterations were undertaken in anticipation of a Lease being signed unfortunately this did not proceed

The present application is to recreate Unit 5 as a single unit and seek a further **Change of Use** to a Micro Ale House (A4)

The applicant has worked closely with your Lancing Regeneration Officer and as result of this close co-operation has been encouraged to submit this application for a **Change of Use**.

The applicant is an experienced landlord who has owned and run, with his son and a relief manager a very successful Public House in Portslade for the last twelve years.

Their present business is set in a residential area and has not given rise to any complaints regarding behaviour or noise that is so often associated with such establishments

The success of the Portslade business is the direct result of an owner occupier running the business and being aware of their responsibilities to the community in which they both live and work.

The Applicant and his son are keen to bring this same philosophy of respect to their new neighbours in Lancing with a close "hands on" involvement in this new business.

The "micro pub" is fast becoming a popular outlet for micro breweries who sometimes struggle to get their ales into large brewery controlled public houses.

This micro pub will sell only beers and ciders produced by micro breweries.

Where possible the owners will be keen to promote local micro breweries.

There will be no food, music or television.

It is intended to re-create an old ale house where one goes to enjoy the beauty and taste of "REAL ALE"

Opening hours will 10.00 till 10.00 with a later opening at 12noon on Sundays.