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BOROUGH OF WORTHING

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TP. REF. No.

WB/09/0655/FUL

DESIGN & ACCESS STATEMENT

CHANGE OF USE OF PREMISES FROM A1 RETAIL TO A3 RESTAURANT AND INSTALLATION OF ASSOCIATED EXTRACTION SYSTEM

20-22 BRIGHTON ROAD, WORTHING

WORTHING BOROUGH COUNCIL

15 SEP 2009

CONSENT GRANTED
SUBJECT TO CONDITIONS

1. RESPONSE TO CONTEXT

1.01 20-22 Brighton Road is situated within the defined built up area of Worthing. It is also located within the Steyne Gardens Conservation Area. The Conservation Area appraisal recognises that Brighton Road is "characterised by a number of ground floor retail uses, many of which are specialist retailers, and a high proportion of restaurants and takeaways."

1.02 The properties within Brighton Road fall within the Central Shopping Area – Secondary Area and therefore applications for change of use are considered under Policy S10 of the Worthing Borough Local Plan 2003. This policy allows for the change of use of ground floor retail premises to food and drink use, provided that there would be no adverse effects created for the occupiers of neighbouring properties.

1.03 The preamble to the Policy recognises that, due to the restriction on non retail uses within primary zones, a less restrictive policy should apply in the secondary areas. It therefore identifies that food and drink outlets are acceptable in such areas, as the existing character of the area already reflects this type of use which has become historic in this particular location.

1.04 It is therefore within this context that the planning application proposal needs to be assessed.

2. AMOUNT

2.01 The ground floor area of the premises subject to the change of use is approximately 222sqm in extent.

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3. LAYOUT

3.01 There are only minor alterations proposed to the internal layout of the building, as demonstrated on the existing and proposed floor plans submitted with the planning application. Principally, the area of the premises fronting onto Brighton Road will be used for the seating of customers, with the rear portion of the premises being used for cooking purposes and the storage of food.

3.02 Bin storage will take place within the open yard area where it will be enclosed on three sides by the existing building. It is anticipated that domestic size wheelie bins will be used to enable them to be wheeled to the public highway for collection. Regular collections will be arranged with the Local Authority at a frequency to suit the needs of the particular business. In this way, it is considered that the waste will be stored and managed in an appropriate manner without detriment to the amenities of adjoining occupiers.

3.03 The premises have a door onto a rear access which runs along the back of the properties in Brighton Road. Deliveries can take place through this door or from the main road to the front of the building, as existing. The rear door can remain closed at all other times to prevent disturbance from kitchen noise to the occupiers of properties in Alfred Place. Staff could be encouraged to take breaks either within the building or within the internal courtyard again to prevent disturbance to adjoining occupiers.

4. SCALE

4.01 The scale of the building is unaltered as the proposal relates purely to change of use.

5. LANDSCAPING

5.01 There are no landscaping proposals for this change of use.

6. APPEARANCE

6.01 There are no changes to the appearance of the building, with the exception of the necessary flue extraction system. The proposed system is shown on the

submitted elevational drawing. This has been prepared following consultation with the Local Authority in respect of both the control of noise and odours and having regard to the visual impact of the system on the character and appearance of the Conservation Area.

6.02 The main plant and equipment will be contained within the internal yard area where it can be accommodated without causing any visual harm to the character of the area. The flue will be situated on the rear elevation of the two storey element of the building where it will be seen against the background of the building and in keeping with the vertical elements of existing chimneys and flues in the locality. The intervening ducting will be enclosed within the roof void of the single storey building and will only be visible where it rises to enter the gable end from the courtyard. Again, this will be viewed against the context of the existing building and will not be unduly harmful to the character of the Conservation Area, particularly having regard to the fact that the area is characterised by the rear of commercial premises with a variety of paraphernalia associated with such uses.

7. ACCESS

7.01 Access arrangements remain unaltered, and pedestrian access onto Brighton Road will cater for the requirements of the Disability Act.