Design and Access Statement

Rear Extension at Tosca Restaurant, 39-41 High St, Shoreham-by-Sea

USE AND AMOUNT

The proposal is for a rear extension which extends the existing restaurant. It will also provide 2 stores and a separate refuse store.

The use of land is acceptable and the amount of development within the site is also appropriate within the area.

SCALE, LAYOUT AND APPEARANCE

The proposal is in scale with its host building and its surroundings within the Conservation Area. The extension will be finished with materials similar to the host building and will have an acceptable appearance. The layout of the extension is shown on the attached proposed drawings.

LANDSCAPING

The refuse store will have a green roof which will be planted to provide some soft landscaping.

ACCESS

The access to the premises remains as existing.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREAS, A LISTED BUILDING OR ITS SETTING, ARCHAEOLOGICALLY SENSITVE AREAS, SCHEDULED ANCIENT MONUMENTS OR HISTORIC PARKS and GARDENS

The premises are within the Shoreham Town Conservation Area. The proposed extension will not harm the character and appearance of the area nor detract from the setting of the property or any nearby Listed Buildings.