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31 October 2022

Planning Department Team
Adur District Council

The Shoreham Centre,
Pond Road,
Shoreham-by-Sea,
West Sussex,
BN43 5WU

Re: Change of use from Class E to a Nail Parlor (Sui Generis).

SITE LOCATION: 5a, Brunswick Road, Shoreham-by-sea, BN43 5WA

Dear Sir/Madam

On behalf of our client, Mr Tuan Van Nguyen, I am pleased to submit this planning application for the above property, via the Planning Portal (Ref: PP-11658760).

Design and Access Statement:

This is an application to change the use of ground floor premises of above stated property from class E to Sui Generis, in order to start the nail salon.

The Property is located within the secondary shopping frontage of Brunswick Road, Shoreham-by-sea. The access to the property is as existing from the front via the Brunswick Road over the existing pavement. (Please refer to Location Plan).

The subjected property is not a listed building but according to Conservation area Map available on Council's website, the site is situated within the Shoreham-by-sea Conservation Area. However, the proposal does not include any external works to the building hence does not affect the character and appearance of the area of special character in terms of scale, density, massing, height, layout, building line, landscape, roof style.

This Change of use planning application comprises the following documentation:

- This cover Letter outlining Design and access statement
- Online Application Form
- Correct Application Fee of £494.20, Paid Online via Planning Portal
- Site Existing Floor Plan (Scale 1:50)
- Site Proposed Floor Plan (Scale 1:50)
- Location Plan (Scale 1:1250)
- Site Plan (Scale 1:500)
- Heritage Statement

This planning application is for change of use only, the Site is currently vacant. The scope of the application reflects:

- The proposal does not include any internal alterations/changes.
- The proposal does not include any external development on the site.
- The application does not involve any alteration to pedestrian or vehicular access.
- The application does not propose any development add/remove of parking spaces.
- The proposal does not affect the local landscape character.
- According to Government's Flood map for planning, the site is not within an area at risk of flooding. Further, the site is not situated within 20 meters of a watercourse.
- No changes or alterations are proposed to the existing drainage system of the site.
- The proposal does not include the gain, loss or change of use of residential and non-residential units or floorspace.
- This proposal does not involve the carrying out of Industrial or Commercial Processes and Machinery activities and processes.
- The proposal does not involve the use or storage of any hazardous substances.
- The site can be seen from a public road, public footpath, bridleway or other public land and the planning authority can carry out a site visit if necessary.

- The land to which the application relates is not the part of an Agricultural Holding.

Given the small size of the unit, being currently vacant and having previous permission under the E category, the proposed application is considered to be appropriate to the commercial locality and there would be no material harm to the vitality of this retail location. Which ensures that the proposed change application harmonises with the existing street scene. Moreover, this proposal, ensures the vitality and viability of the retail location and it would not result in a net loss of retail ground floor.

Further, having regard to the nature of the proposed use and its surroundings, it is not considered that the size of the unit and the activities associated with such a use would cause any significant demonstrable harm to neighbor's amenity in the form of noise and disturbance.

Based on the above information, it is requested to grant the approval for change of use from E to Nail Parlor (Sui Generis).

Please note that the national list of requirements and the local validation checklist have been fully adhered to in the preparation and submission of this planning application. Should you have any queries in respect of this submission, please do not hesitate to contact me. My contact details are included in the letterhead. Alternatively, I look forward to receiving your written conformation of validation of the planning permission.

Yours sincerely,
Dr. Muhammad U Safdar
BSc (Hons), MSc, Phd, Member of ICE & BGA

Encl. As above
Cc. Applicant