LEWIS & Co

Planning South East Limited

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Head of Development Control
Adur District Council
Civic Centre
Ham Road
Shoreham-By-Sea
BN43 6PR

24 July 2007

BN3 3BQ

PLANNING DIVISION
PLAN No. Ar0clau5067
DATE RECEIVED 26 JUL 2007

Dear Sir or Madam

RE Change of use from A1 to A5 at 46 High Street Shoreham-by-Sea

On behalf of Uncle Sams, please find enclosed an application for full planning permission for a change of use from A1 (retail) to A5 (hot food takeaway) at 46 High Street, Shoreham–by-Sea.

The application comprises this letter and the following documents:

- Planning application forms, notices and certificates
- Drawing Number 01 (Plans sections and elevations as existing),
- Drawing Number 02 (Plans Sections and Elevations as proposed, Site Plan and Block Plan)
- Cheque for £265 being the requisite fee for a change of use application.
- Design and access statement

The Site and Planning History

46 High Street is a small shop unit on the north side of Shoreham High Street. The unit is currently vacant and its last use was as a greeting card shop.

The Application

This application seeks planning permission for a change of use of unit 1 from A1 to A5 use for a hot food takeaway. The proposed hot food takeaway use will require an extract flue to be erected at the rear of the building to ensure that cooking smells are vented away in accordance with Environmental health requirements. This flue has been shown on the plans and forms part of the application.

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PLANNING
PLAN No. Ad1005607
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Planning Policy

The site is identified in the Adopted Local Plan as part of the Districts Shopping Centres. It is therefore our opinion that policy AS1 applies. This policy states that planning permission will be granted for changes of use of shops to food and drink uses subject to various criteria being met.

It is our opinion that all of the criteria of Policy AS1 are met by this application and the proposed change of use would enable this unit to be bought back into use and make a contribution to the vitality and viability of the shopping area of Shoreham High Street.

The proposed flue to the rear of the property has been designed to have a minimal impact on the visual appearance of the building. The flue will be tucked into a corner and will follow the profile of the rear roof slope. The flue is to be painted to match the parts of the building to which it will be fixed, thereby further reducing visual impact.

The proposed rear flue will not be visible from the High Street or surrounding conservation area. It is therefore our opinion that the proposal is in accordance with policy AB4 of the Adopted Local Plan.

Summary

For the reasons set out above it is considered that the proposed change of use and erection of a duct to the rear of the building would contribute to the vitality and vitality of the shopping area. The proposals would not be detrimental to residential amenity through noise, smell or other disturbance.

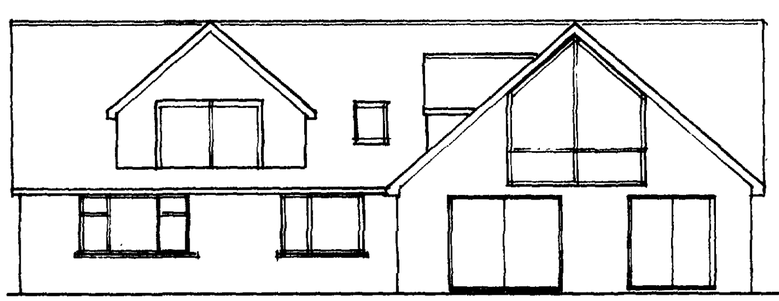
Conclusions

The proposals are in accordance with the relevant policies of the Adopted Local Plan and there are no material considerations that indicate planning permission should be refused.

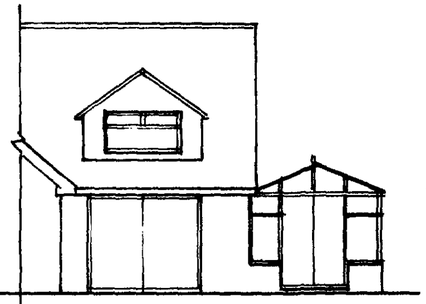
We look forward to receiving a favourable decision form your authority in due course

Yours [illegible]

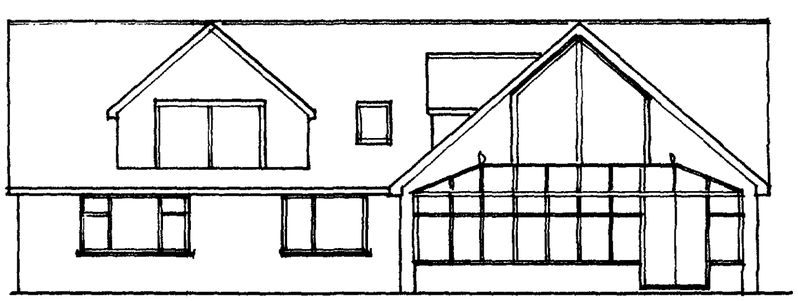
[illegible] Carter
Lewis & Co Planning South East Limited



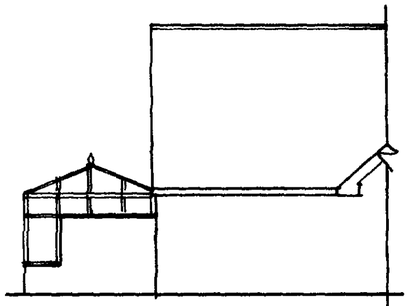
SOUTH ELEVATION



WEST ELEVATION



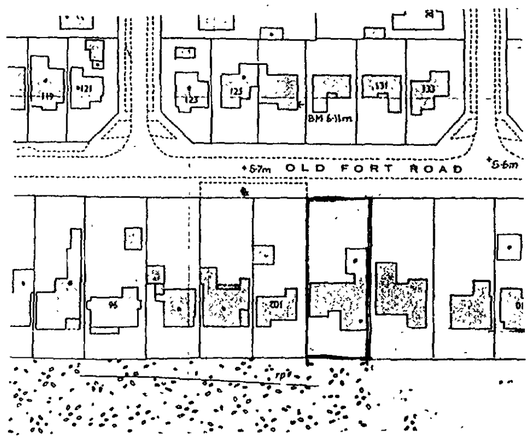
SOUTH ELEVATION

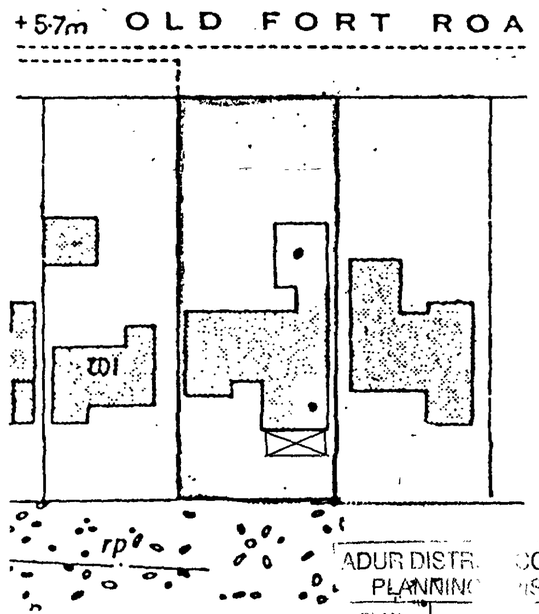


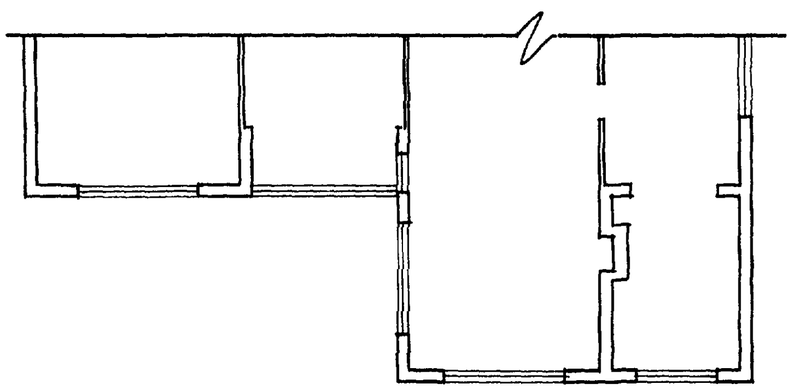
EAST ELEVATION

EXISTING

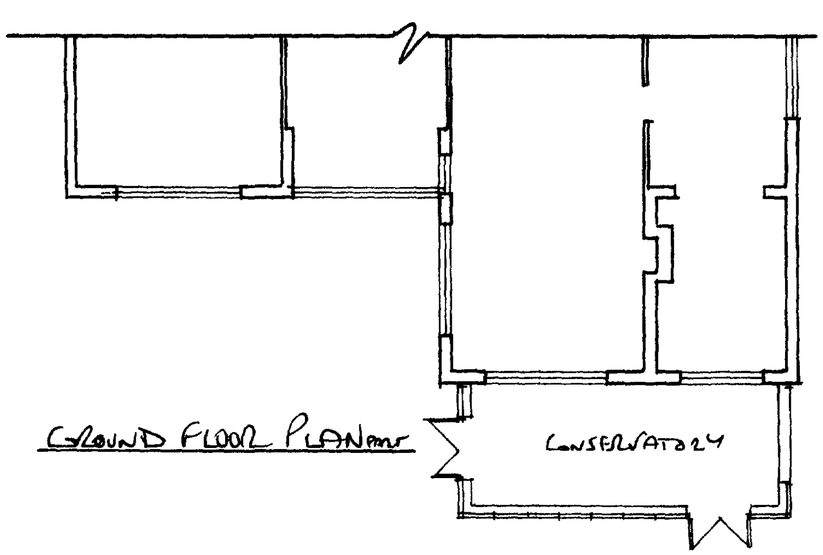
PROPOSED







GROUND FLOOR PLAN as



GROUND FLOOR PLAN as

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. 8633/1
DATE RECEIVED 26 JUL 2007

Stephen Bromley Associates Limited
Chartered Building Surveyors

5 West Street, Shoreham-by-Sea, West Sussex BN43 5WF.
Tel: Shoreham-by-Sea (01273) 453230, Fax: (01273) 453696

PROPOSED CONSERVATORY
at
104 OLD FORT ROAD SHOREHAM BEACH

Scale 1-100
Dwn July 2007
Dwg No 8633/1