Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

PLANNING DIVISION
PLAN NO. Adc/459/08
DATE RECEIVED 18 SEP 2008

Application for Planning Permission: Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR.
First name:	RAHMI
Last name:	AKTEPE
Company (optional):	
Unit:	
House number:	68-70
House suffix:	
House name:	
Address 1:	NEWLAND ROAD
Address 2:	
Address 3:	
Town:	
County:	WORTHING
Country:	UNITED KINGDOM
Postcode:	BN11 1dX

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	EL MAR ARCHITECTS ASSOCIA.
Unit:	479
House number:	
House suffix:	
House name:	
Address 1:	KINGSLAND ROAD
Address 2:	
Address 3:	
Town:	
County:	LONDON
Country:	UNITED KINGDOM
Postcode:	E8 4AE

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PLANNING APPLICATION FOR CHANGE OF USE FROM A-3 USE CLASS TO A-3/A-5 MIX USE CLASS.

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: 90 House number: House suffix:

House name:

Address 1: SHOREHAM HIGH STREET

Address 2:

Address 3:

Town: SHOREHAM

County: EAST SUSSEX

Postcode (optional): BN43 5DB

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☑ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☑ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

THE PREMISES IS OPERATING AS A RESTAURANT. THE EXISTING WASTE FACILITY TO REMAIN.

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☑ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	—	—	☑	☐	
Roof	—	—	☑	☐	
Windows	—	—	☑	☐	
Doors	TIMBER FRAME MAIN SHOPFRONT	ALUMINUM FRAME NEW SHOP FRONT WITH SAFETY GLAZE	☐	☐	09-SRH08 - 01A
Boundary treatments (e.g. fences, walls)	—	—	☑	☐	
Vehicle access and hard-standing	—	—	☑	☐	
Lighting	—	—	☑	☐	
Others (please specify)	—	—	☑	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

09-SRH08-01A, DESIGN & ACCESS STATEMENT
P-1, P-2

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces		N/A	
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [ ] Yes [x] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

RESTAURANT UNDER MED CAFE

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☑ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☑				
	Net tradable area:	☑				
A2	Financial and professional services	☑				
A3	Restaurants and cafes	☐	81m2	—	—	—
A4	Drinking establishments	☑				
A5	Hot food takeaways	☐	81 m2	—	—	—
B1 (a)	Office (other than A2)	☑				
B1 (b)	Research and development	☑				
B1 (c)	Light industrial	☑				
B2	General industrial	☑				
B8	Storage or distribution	☑				
C1	Hotels and halls of residence	☑				
C2	Residential institutions	☑				
D1	Non-residential institutions	☑				
D2	Assembly and leisure	☑				
OTHER	Please specify	☑				
		☑				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☑			
C2	Residential Institutions	☑			
Other	Hostels	☑			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	2	1	2 1/2
Proposed employees	3	1	2

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
RESTAURANT/TAKEAWAY ~~07:00 - 23:00~~				
	07:00 – 22:00	07:00 – 22:00	08:00 – 22:00	

22. Site Area

Please state the site area in hectares (ha) 0.0081

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐	N/A	
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (tonnes): Amount (tonnes):

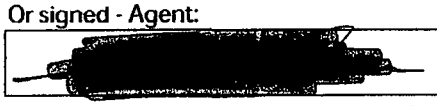
25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		10.09.2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	10.09.2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:	☑	The correct fee:	☑
		The original and 3 copies of a design and access statement:	☑
The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☑	The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☑
The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:	☑	The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
	[redacted]	10.09.2008	(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
44	2088070777	

Country code: 44 | Mobile number (optional): 7725319491

Country code: 44 | Fax number (optional): 2088070777

Email address (optional): neileldem@yahoo.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

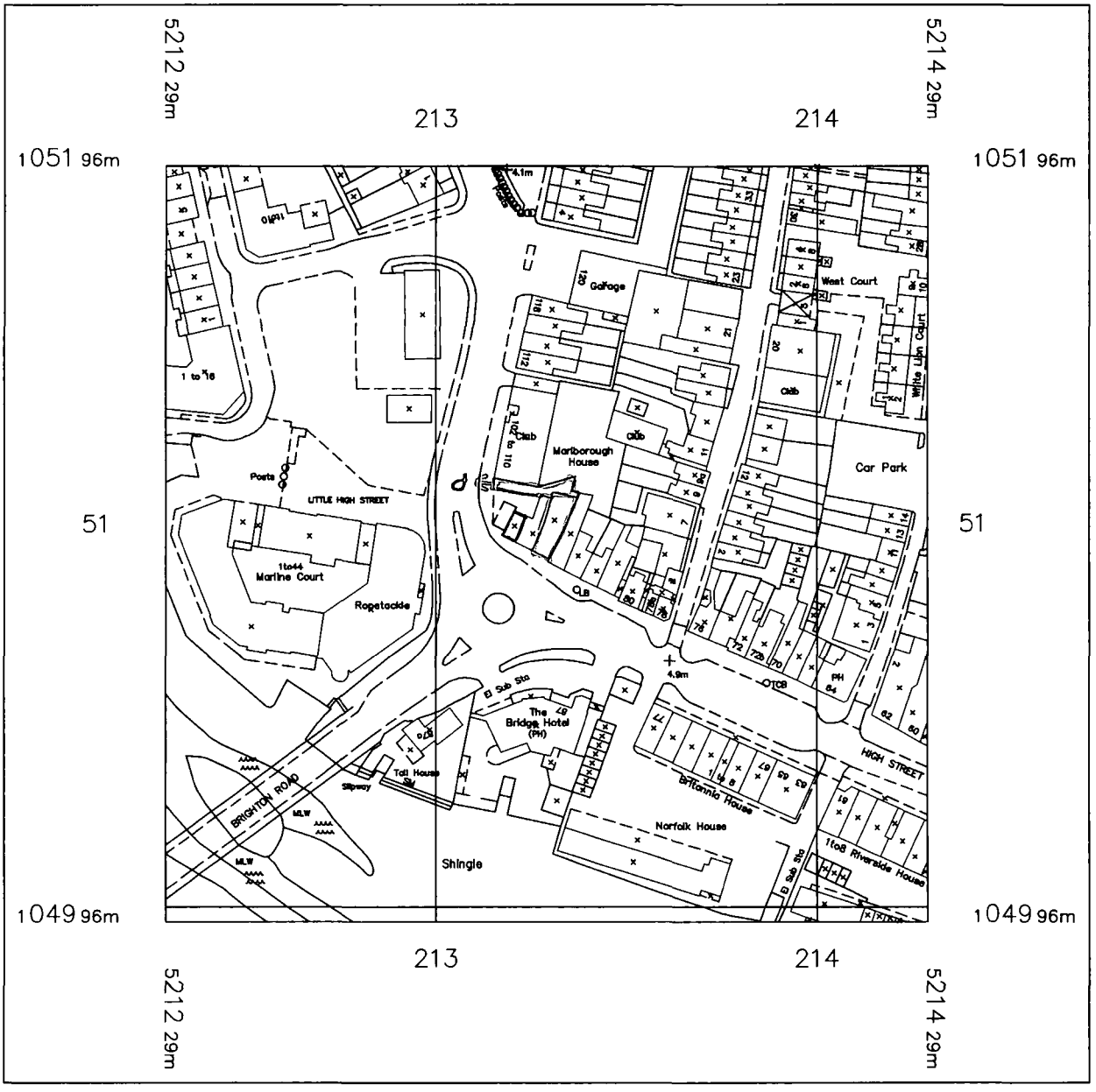
Contact name: NEIL ELDEM

Telephone number: [redacted]

Email address: [redacted]

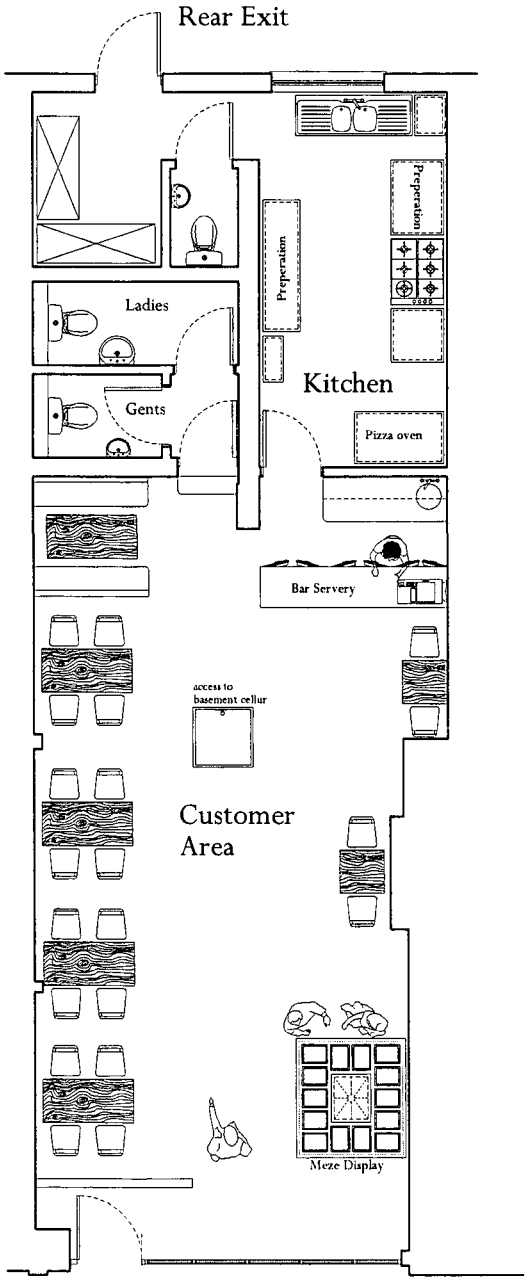
PLANNING
PLAN No ®
Addendum
DATE RECEIVED
18 SEP 2008

Ordnance Survey OS Sitemap ®

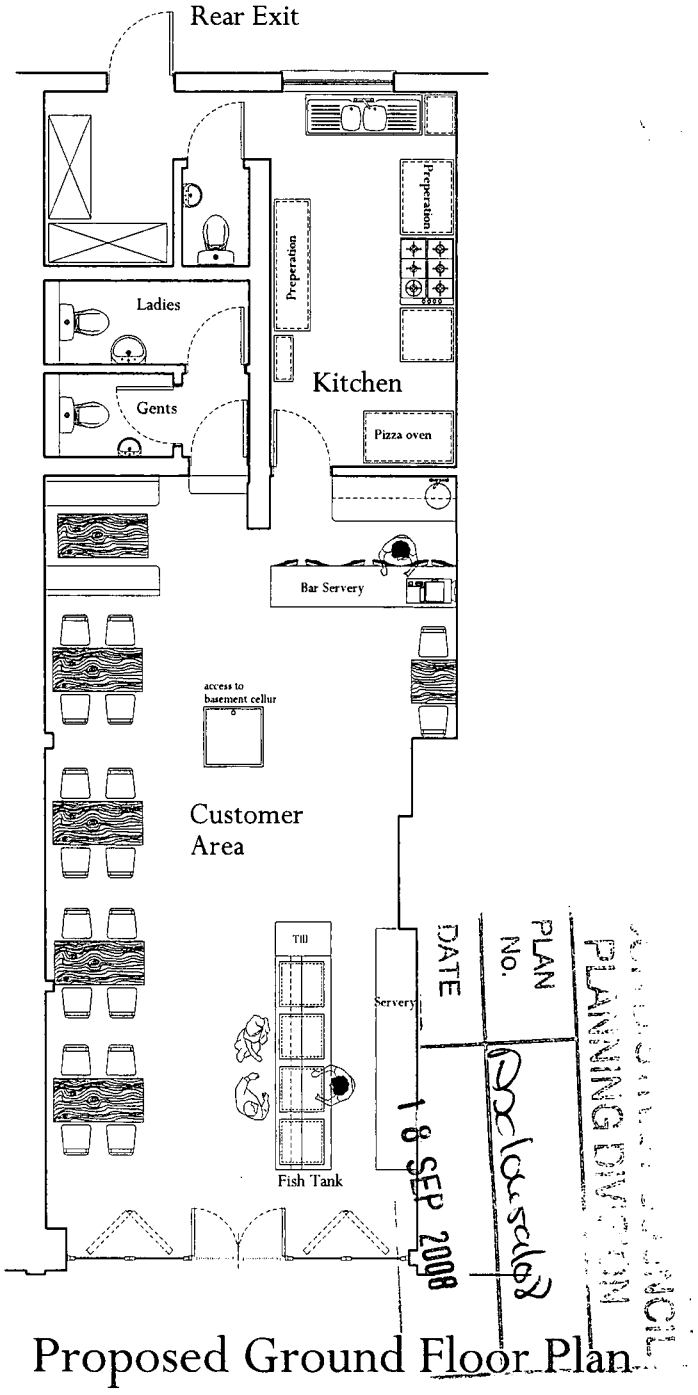


90 Shoreham High Street
BN43 5DB
Scale 1 :1250 @ A-4





Existing Ground Floor Plan



Proposed Ground Floor Plan

EL & MAR
Architecture & Associates
479 Kingsland Road
London
E8 4AU
Tel No : 020 7241 4403 & 020 8807 0777
Mobile No : 077 2531 9491
email : neileldem@yahoo.co.uk

Site :
Fish & Chips Restaurant
90 Shoreham High Street
East Sussex
BN43 5DB

Project Title :
Planning Application for
[redacted] Change of Use from
A-3 Use Class to A-3/A-5 Mix
Use Class as Fish Chips Restaurant

Client :
Mr. Rahmi Aktepe
68-70 Newland Road
Worthing
BN11 1JX

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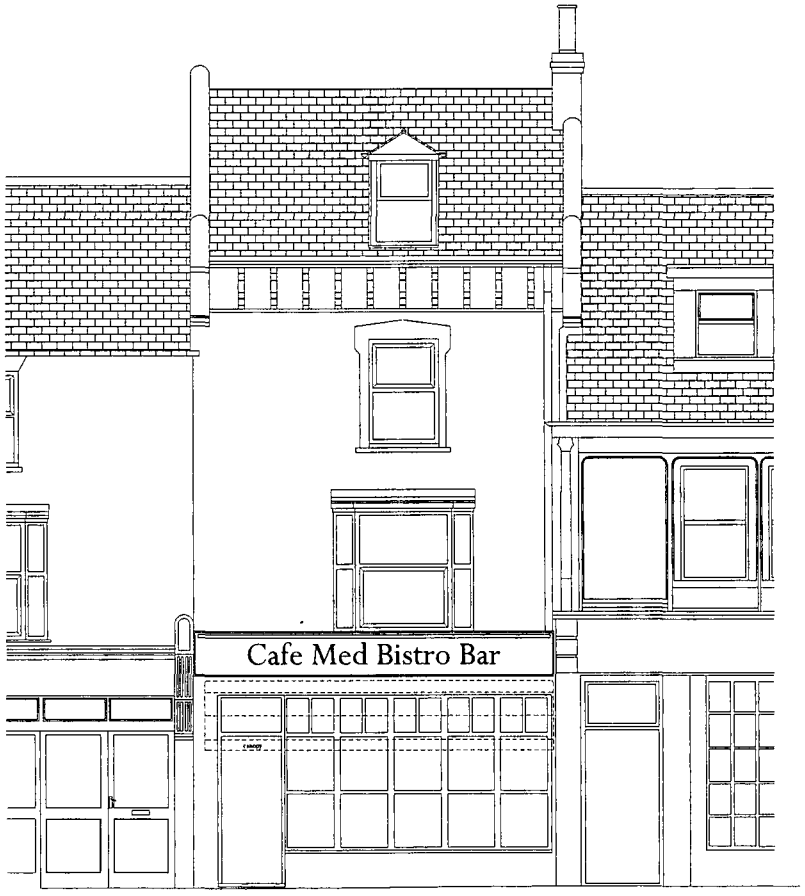
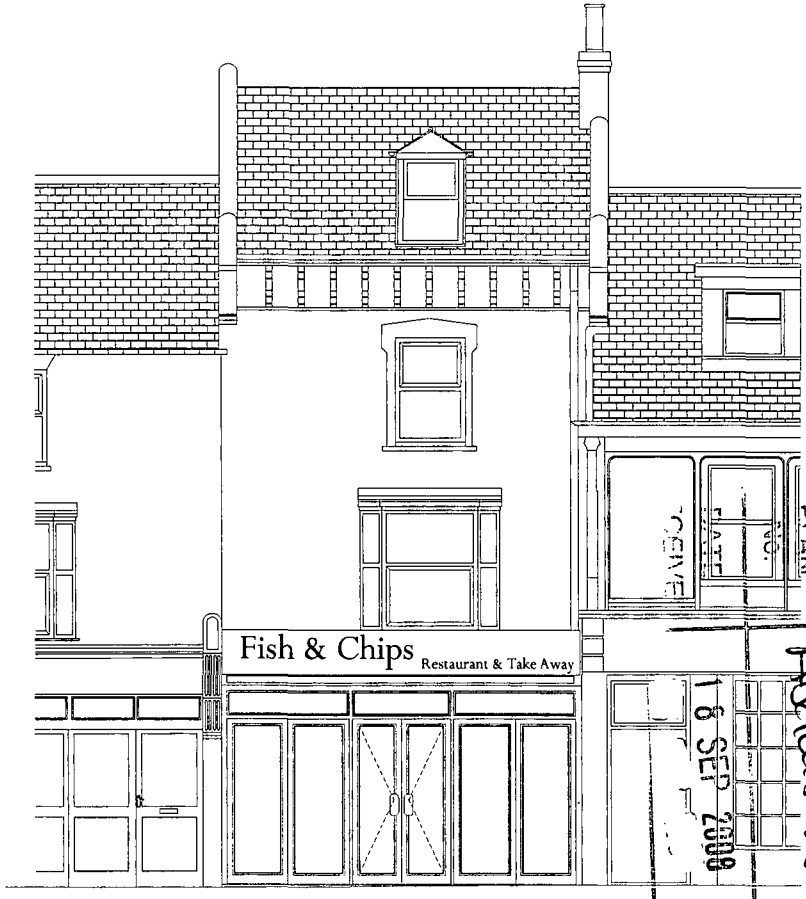
Ref : 09-SRH08-01A	**Sheet No :** P-1
Sheet name : Floor Plans	
Scale : 1 : 100 @ A-4	**Drawn By :** NE



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

EL & MAR
Architecture & Associates
479 Kingsland Road
London
E8 4AU
Tel No : 020 7241 4403 & 020 8807 0777
Mobile No : 077 2531 9491
email : neileldem@yahoo.co.uk

Site :
Fish & Chips Restaurant
90 Shoreham High Street
East Sussex
BN43 5DB

Project Title :
Planning Application for
[redacted] Change of Use from
A-3 Use Class to A-3/A-5 Mix
Use Class as Fish Chips Restaurant

Client :
Mr. Rahmi Aktepe
68-70 Newland Road
Worthing
BN11 1JX

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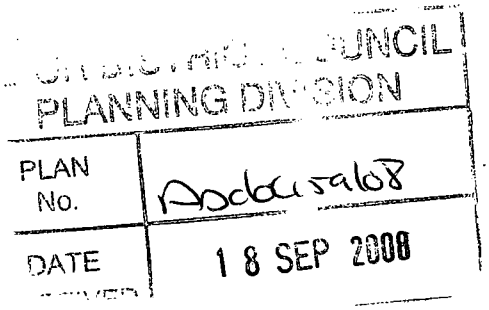
Ref : 09-SRH08-01A	Sheet No : P-2
Sheet name : Floor Plans	
Scale : 1:100 @ A-4	Drawn By : NE

PLANNING DIVISION
PLAN NO.
DATE
RECEIVED
18 SEP 2008
Acclaim 9108

El Mar Architects & Associates



Design and Access Statement

Site: 90 Shoreham High Street, East Sussex, BN43 5DB

Client: Mr. Rahmi Aktepe

Design and Access Statement

Issue No: 09-SRH08-01DAS

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Design and Access Statement

Initial Report

Issue and Revision Record

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1. Reasoned Justification

The location of the premises, is on the main thoroughfare of Shoreham High Street, and is situated next to a number of units, of diverse unitary uses serving the local community. There is easy access to local amenities and parking nearby of the premises and the adjacent streets. Because the site is located in a long established commercial/ residential area, a range of other local facilities and amenities serving the community are also within easy access and reach.

The valid reason and justification for seeking an A-3 and A5 Mix-Use Class by our client: with imposed restriction in terms of conditions of unitary use, with well provisioned restrictive permission terms for granting such consent by the council – will objectively enable Mr. R. Aktepe to maintain and enhance the viability and sustainability of the A-3 use as a restaurant business in well considered terms. Especially in respect of the future provisioning of the restaurant as a viable and sustainable business within the community; with the best possible ambitions the designated unitary use of the unit as a restaurant can accomplish.

2. Existing use of the Premises

The existing unitary use and function of the building is as a local Restaurant which serves hot food and beverages to its customers. Thus, we wish to explicitly and specifically high-light that the Unitary use of this Unit will primarily and foremost remain a Restaurant. The Unit will be upheld and maintained as such with no proposed changes to this vital function and essential use of this unit in serving the local community in such a time honoured and traditional manner and capacity. The Restaurant is a well established and well recognized designated Shop-frontage that provides an essential meeting point for local residents and nearby community.

3. Proposed mix- use of the Unit

The dual proposal is for an A-5 use class with Mix-Use an A-3 Restaurant with strict conditions that maintain its designated unitary use and function as a Restaurant where necessary. Thus what is being sought in this "Application of Design" is the additional provision for hot-food to be prepared and served as well as sold to be consumed off the premises to the local community.

The proposal meets the following key objectives & criteria:

- Keeping its primary unitary use and function as a Restaurant that sells its freshly cooked food and beverages to the local community.
- Affording the client the freedom to prepare and serve hot food (fish chips) to the local community without negating its primary "Unitary-use" and function as a Restaurant, but much rather enhancing it instead.
- Enabling the future ambitions of the Restaurant in delivering delicious hot food products to the local people and community, and affording the Restaurant a new lease of life.
- New Shop front will help in facilitating the re-design of the exterior appearance of the building as well as the interior of the premises in keeping with the future scheme and needs of the Restaurant as a viable and sustainable business – in well considered stipulations with its long term future.

The proposal is designed to have a good Mix-Use function which for the client; is vital in creating a more sustainable and viable business. Thus, it is duly recognized that the additional A5 Mix-Use unitary provision would greatly enhance the Restaurant and help to maintain it; as a viable vibrant business in both the short and long term view and perspective.

Thus the Unitary considerations proposed here, principally centre around a format that will work to provide the flexibility the client needs to help maintain the Restaurant as a truly vibrant and sustainable business whilst also providing additional services to the local community that will help sustain the Restaurant business in the long term. The additional A3 and A-5 mix-use provision with well termed restrictive conditions would be welcomed by the client.

4. Agreeable Restrictions

- The Client has expressed no disagreeable contention to there being a restrictive terms of use to the "Unitary Use Class" being applied to the A-3 /A-5 Mix-Use permission sought for the U.D.P. of this unit as a ~~Bakery~~ Restaurant. Moreover, Mr. R. Aktepe has welcomed the constructive input of the local community and the council in ensuring the community's needs are best met and respected.
- Thus, the A-5 Mix-Use Unit Class Take Away use will be wholly ancillary to the A-3 Restaurant and not dominant to the primary role and function of the unit as a Restaurant.
- Mr. R. Aktepe also welcomes any opportunity to discuss the restrictive parameters and terms of the "Mix-use Unitary Use" and "Unitary Use Class"; and

the restrictive terms and conditions to be applied in respect of maintaining and enhancing the Restaurant.

- The premises will not remain open beyond its current permitted opening hours.

5. Layout

The ground floor layout scheme of the Restaurant has been modernised in recent years to facilitate far more practical use of floor space and functionality. Moreover, the proposed new shop front design and layout will support the client's own vision and initiative for the Restaurant by increasing its appeal on the street frontage and its capacity to deliver on its potential. The main access to the building will be from the front door entrance, a fire exit will remain at the rear side with ease of flow and access, without intrusion or obstacle. With special considerations provisioned for disabled access alterations, ensuring the shop layout complies with Part M, BS 8300:2001. Provision will also be made to eventually develop the main entrance to comply with BS 8300:2001. And have fully accessible entrance for disabled people.

6. Scale

Scale of Premises
Approximate Height 2.5m
Approx Width 5 m
Approx Length 16 m

The building that currently occupies the site is a 3 storey terrace building. The subject premises occupy the ground floor of this building with no additional land-garden at the back. The premises benefit from 2 car spaces at the rear-side of the building.

7. Amount

Ground Floor - 81m2
Total m2 - 81m2

Costumer Area: 33m2
Kitchen: 15m2
Toilets: 15m2
Storage: 11 m2

7. Landscaping

The rear site is devoid of any existing landscaping. At the front of the building some temporary plants has been placed on the side of the main entrance.

8. Access Statement

The new application for change of use from A3 Restaurant to A3/A5 Fish Restaurant with Mix-Use condition is well considered and designed to fully comply with the Government's and Council's own U.D.P. provisions. Sources of advice on accessibility used from The Approved Documents to Part M 2004, British Standard 8300:2001 as amended 2005 and specifications are strictly followed.

As the site is on the main circulation of Shoreham High Street, the building is not affected by any obstruction such as level access or any other restrictions. Provisions to be made for the main entrance to comply with BS 8300:2001

Access routes both in and out from the building are very straightforward and location of the public transport and public car park facilities provide simple and easy accessibility to the building.

Strategic measures are also being taken to lessen the impediment of any obstacles. Management aims to follow relevant policies for future maintenance to enhance accessibility, for example lighting, colour and luminance contrast, also special equipments for induction loops, audible and visual fire alarm systems. The layout design is considered to lessen the negative impact on people with disability.

9. Planning Concept, Philosophy & Vision

To develop a mixed use of U.D.P. in responding to the Borough's needs for good quality development strategies in fulfilling their obligations regarding the provisions of retaining established units that are an asset to the local community and the employment zone. These unitary provisions are in direct keeping with the Borough's own initiatives for the development of viable and sustainable business initiatives.

To build a new shop-front, to redesign the interior of the premises in keeping with the original commercial character of the Unit and the other units along the shopping arcade on Shoreham High Street commercial shopping zone.

The client's vision is to create a successful working environment, whereby the he and his staff can deliver on local needs of the cosmopolitan community. By maintaining and enhancing the services of the Restaurant and in generating employment and a well

balanced community.

10. Sources of Advice Obtained During the Preparation of the Design

- The Advice received from the applicants, whom also own the premises.
- The Advice obtained from Waste Management Department.
- Statutory Instrument 1987 No. 764 the Town & Country Planning Act (Use Classes) Order 1987.
- Relevant sections of Building Regulations.
- Regulation Reform (Fire Safety) Order 2005
- DDA Act 1995
- The Approved Documents to Part M – 2 – 4
- British Standard 8399-2001 as amended 2005
- Guidance on Access Statement, Read and use Access Statement CABE Guidance

11. Access Facilities Designed into the Building Scheme

The proposal is designed to comply with Part M requirements as regards access into and out of the building, horizontal travel throughout the building within the common parts.

Security for the commercial accommodation for food preparation, storage, serving and seating zones and areas will be provided and maintained by both management and employees.

There is an adequate fire alarm installation within the building to permit emergency exit through the premises in the event of a fire.

Access to the toilet facilities will remain available.