1 WINDMILL PARADE, 163 OLD SHOREHAM ROAD, SOUTHWICK

ALTERATIONS TO HOT FOOD TAKEAWAY AND RESTAURANT

FOR MR A. HOQUE

BACKGROUND INFORMATION AND DESIGN & ACCESS STATEMENT

HISTORY

Planning permission was granted on appeal for the change of use of No 1 Windmill Parade to a hot food takeaway on 25 October 1995. Planning permission was subsequently granted by Adur District Council, on 25 March 1996, for the use of the whole of the ground floor as a takeaway/restaurant together with alterations and the erection of extensions. The first floor remained as a flat, with a separate access from Windmill Parade, and has been occupied by restaurant staff. A further planning permission was granted by Adur District Council on 24 September 2003 for extensions to the ground floor kitchen and the formation of a bedroom in the roof. This permission has been implemented by the construction of the kitchen extension walls to dpc level but no other work has been undertaken.

BACKGROUND

The flat is not now required for staff and it is to be refurbished to let.

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/0346/16
DATE VALID	14 MAR 2016

PROPOSED ALTERATIONS

Interior

It is proposed to locate the living room of the flat at the front of the building and to enlarge the room by providing a decorative archway and recess by extending into the adjoining bedroom, which is currently overlarge and rather awkwardly shaped. The position of the new living room in the front corner of the building would allow glazed doors to be provided on the west facing wall, giving access to a proposed patio on the existing flat roof and giving the room more lighting and a double aspect. The kitchen would be relocated to the small room at the north-west corner of the flat, which already contains the central heating boiler and is unsuitable for a bedroom. The existing window to that room would be reduced in depth to accommodate the kitchen fittings. The result would be a much improved two-bedroom flat with some exterior amenity space.

External alterations

At first floor level, the proposed glazed doors and the reduced sized kitchen window would be PVCu double glazed units to match the existing windows at this level. The head height of

the doors would align with that of the adjacent bathroom window. The glazing pattern and proportions would be appropriate to the 1930s building.

The proposed patio has been carefully positioned where there would be no adverse impact on any other surrounding residential property by reason of overlooking or loss of privacy. It would be restricted to the south-west corner of the existing roof. It would overlook only a car showroom and garage on the opposite side of Overhill; the service road and the main road to the south, with other properties at a considerable distance away; and would be well separated from any of the houses to the north in Overhill, with no possibility of loss of privacy. Any noise and activity on the proposed patio would, similarly, be well away from residential property and would be unlikely to be discernible given the existing noise from the main road and shopping parade. The railings around the patio are intended to be plain black painted or powder coated metal railings, which would be appropriate to the design of the building. If it is felt that a more decorative or distinctive 1930s/art deco appearance would be appropriate (although I do not think that the location would warrant this), this could be a matter for negotiation.

The railings would be positioned a minimum of 400mm from the edge of the roof and would be behind the existing parapet. This would reduce their visual impact at close range and would prevent direct overlooking of passers-by on the adjoining pavement. This set-back distance is also negotiable and could be increased if considered necessary.

CONCLUSION

I trust that the above explains the reasoning for the design of the proposed alterations. The existing takeaway and restaurant is fully accessible to disabled people and these facilities would be retained. There are no access issues resulting from the refurbishment of the flat. This would retain its own separate entrance from Windmill Parade. The existing service yard and garage, with access from Overhill, would be retained as existing and would be sufficient to serve both the restaurant and the flat.

John Head BSc DipTP MRTPI(Retd)

15/1/16