



PLANNING DESIGN & ACCESS STATEMENT

Pizza Hot Charcoal Grill, 33 North Street EMSWORTH PO10 7DA
November 2019



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1.0 INTRODUCTION & PROPOSED WORKS

- 1.1 This Planning Design & Access Statement has been prepared on behalf of Mr Durgun in respect of very minor works to the commercial frontage of his A5 hot food takeaway business at 33 North Street Emsworth.

The Proposed works

- 1.2 The proposed works entail the relocation of the front door of the premises from the existing north side to the south side of the shop frontage. There will be no change to materials of the door which will remain as painted timber and no change to the size of the existing door or aperture opening. The new door is simply required to access the shop as a result of other internal alterations and the reconfiguration of the sales counter, food preparation and customer waiting area. The door relocation requires permission as permitted development rights for minor works of alteration that otherwise apply to non-domestic premises under Part 7 Class A of the General Permitted Development Order do not apply to A5 hot food uses.
- 1.3 The remainder of this Statement deals with the planning issues raised by the proposal. The plans submitted in support of the application have been prepared by PDK Architects and comprise:
- Site Location & Block Plan: Dwg 003
 - Existing Plans & Elevations: Dwg 001
 - Proposed Plans & Elevations: Dwg 002

2.0 THE SITE AND PLANNING HISTORY

The Site

- 2.1 The application site is located on the north side of Emsworth outside the designated Conservation Area but within the Emsworth District Centre boundary in the Havant Core Strategy. The building has no heritage interest and is used lawfully as a hot food takeaway in A5 use class.
- 2.2 The entrance to the takeaway shop is from a door on the north end of the shop and the proposal is simply to relocate the door to the opposite south end to facilitate internal alterations and a reconfiguration of the sales and food preparation area. The red arrow in figure 1 below shows the position of the existing entrance and where it is proposed to move to:



Figure 1 – Entrance to 33 North Street

Planning History

- 2.3 The past planning history confirms the lawfulness of the A5 takeaway use and refers to previous applications for advertisement consent in respect of the illuminated signage at the premises.
- 2.4 Most recently, the applicant's agent contacted Havant Borough for informal advice on the need for a planning application in respect of the proposed works. In the absence of any permitted development rights for minor works to buildings in A5 use, the Council invited the submission of a formal planning application for works in the 'other operations' category.

3.0 RELEVANT PLANNING POLICIES

Permitted Development Rights

- 3.1 Permitted development rights apply to minor operations, non-domestic extensions and alterations and other miscellaneous development under Part 7 Class A of the General Permitted Development Order 2015. However, these permitted rights only apply to A1 shops and A2 financial and professional services and the other permitted development classes do not apply to A5 takeaways. Planning permission is therefore required for the proposed relocation of the entrance door.

National Planning Policy Framework (NPPF)

- 3.2 Planning permission is supported by paragraph 80 of the NPPF. This states that as a general objective, planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Havant Borough Core Strategy

- 3.3 At a local level, the Havant Borough Core Strategy includes 33 North Street within the District Centre of Emsworth. Policy CS4 encourages development that allows the enhancement of the evening local economy and supports small and independent businesses. Policy DM5 applies to **new** food and drink uses and recognises that they can be important in adding to the vitality and viability of an area for residents and visitors. However, it notes they can also create environmental problems including from noise, fumes and odour. Policy DM5 therefore seeks to control new food and drink uses and imposes measures to mitigate any potential nuisance from new uses on residential amenity and the wider area.
- 3.4 Whilst the application site is an existing takeaway use and is not a **new** use, the minor works to relocate the entrance door is required in connection with the reconfiguration of the internal food preparation space and serving area of the existing business. The internal alterations will maintain existing ventilation ducting, allow an improved area for customers and food preparation and allow improved access for the disposal, storage and collection of refuse, including litter bins for use by customers. The works will support the continued success and viability of the business. These are all central policy objectives of Core Strategy Policies CS4 and DM5 and they support the proposed works.

4.0 SUMMARY & RECOMMENDATION

- 4.1 The application seeks consent for very minor external alterations to an existing A5 takeaway hot food use comprising the relocation of the entrance door from one side of the shop frontage to the other. Relocation is required to facilitate other internal works of alteration and reconfiguration of the food preparation space and the customer waiting area. There will be no change to materials of the door which will remain as painted timber and no change to the size of the existing door or aperture opening.
- 4.2 The internal alterations allow a more efficient use of the existing space. Existing ventilation is not affected by the proposal and residential amenity of the surrounding area is not affected by the proposed works. There is no policy conflict with Policy DM5 of the adopted Havant Core Strategy.
- 4.3 Had the business been in A1 or A2 use the works would have been permitted development. National policy in the NPPF is supportive of development that allows businesses to invest, expand and adapt.

Recommendation

- 4.4 In the absence of any other policy conflict or harm we therefore request that the application is granted planning permission at the earliest opportunity.