

Design & Access Statement

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Voice of Turkish & Kurdish Food Industry in Britain

Proposed Change of Use – A3 cafe to A5 takeaway

**18A Elm
Grove, Hayling
Island, PO11
9EF**

1. Introduction

This Design and Access Statement is provided to accompany the planning application for a change of use consent for 18A Elm Grove, Hayling Island, PO11 9EF. The document is intended to:

- Meet the local and national validation requirements for planning applications;
- Provide the information necessary to assist the planning officer in determining the application;
- Demonstrate how issues relating to the development have been dealt with;
- Summarise any design principles and concepts that have been applied to the development;
- Explain how the proposed development is a suitable response to the site and its setting; and
- Demonstrate that it can be adequately accessed by prospective users.

In accordance with national guidance; the level of detail in the Design and Access Statement is proportionate to the complexity of the application.

The statement has been prepared on behalf of the applicants by Chris Rose, a chartered member of the Royal Town Planning Institute and an experienced and practising planning professional.

2. Site description

The site is a ground floor commercial unit currently in use as an A3 café.

The building is a 2 storey brick built contemporary construction with a flat roof and is of modern functional design. The site is a unit in a mixed use block with ground floor units typically in commercial use and to the 1st floor are residential flats.

It is located centrally in a parade of commercial uses at Elm Grove which forms a local centre of shops and facilities. The area is a bustling mixed use area with a wide variety of commercial (typical town or district centre) uses. The location is a busy main thoroughfare served well by public transport. Surrounding character and shop frontages are of modern functional design and character typical of a contemporary commercial centre.

There is a mix of surrounding uses typical of a local centre which include shops, a pharmacy, café, estate agent, bookmakers, bank and post office; typically characterised by commercial units being underneath residential flats to the upper floor.

2. The proposal

The development proposal is a change of use at ground floor level from A3 cafe to A5 hot food takeaway.

3. Relevant planning history

APP/15/01379 - 24 May 2016- Use of premises as café – Approved

The building has been in use as a café for some time and was granted planning consent for this use in 2016.

4. Relevant planning policy

The proposal has been assessed against the NPPF and local development plan, including the Hayling Borough Local Plan (Allocations) and Core Strategy, and found to be in accordance.

Paragraph 14 of the NPPF confirms that planning applications should be considered in the context of the presumption in favour of sustainable development and, as summarised below, the application fully satisfies this:

- Economic role – the proposal will facilitate business development and provide on-going employment;
- Social role – the proposal will provide a useful takeaway facility to local residents in a very accessible location, complementing the current range of commercial uses available;
- Environmental role – ample professional extraction and ventilation arrangements are proposed which demonstrates the proposal has taken its environmental impact seriously.

The proposal is economic development as defined in the NPPF. The change of use proposal represents sustainable economic growth, enabling a business to operate in a suitable premises. The proposal would represent investment in the area.

The NPPF is clear that planning decisions must help to achieve economic growth, with local planning authorities required to respond positively and proactively to proposals which meet the development needs of business.

The site is situated within the Primary Frontage of Mengham which is designated as part of the District Centre in the Local Plan. Policy DM12 of the Core Strategy and Policy AL3 of the Allocations Local Plan relates to District Centres and Primary Frontages.

These policies set a series of tests in relation to proposed uses which the proposed change of use is considered to be in accordance with, as set out below:

1. Provide main town centre uses in the town, district and local centres as defined on the Policies Map, and so contribute to their vitality and viability.

- The proposed use as a takeaway is a main town centre use as defined in the NPPF and therefore is an appropriate use for the area.

2. Promote and enhance the primary shopping areas of the town and district centres.

- The use is one which will attract people to the centre and for linked trips adding to the vitality and vibrancy of the area.

3. Retain at least 50% of the units in an unbroken run of primary frontage as defined on the Policies Map in retail (A1) use.

- The run of units is predominantly in use as A1 retail and the 50% test is exceeded. It is clear that there is no shortage of A1 retail uses in the immediate vicinity which can continue to meet local needs. The change of use of one unit from A3 to A5 cannot be considered to significantly alter the retail character of the area or would result in a lack of retail uses locally. Additionally, the proposed A5 use will add choice to the local food offering and will meet the day-to-day needs of residents within the local neighbourhood.
- The proposal would not result in an over concentration of non-retail uses, as required by Core Strategy Policy DM10.

4. Generate pedestrian activity within the primary shopping area by being open during the day to visiting members of the public.

- The use would generate pedestrian activity during the day and into the evening.

5. Provide a shopfront within the primary shopping area with a well-designed and appropriate display window.

- The unit will retain the windows and access onto the frontage so an active frontage is maintained.

The proposed takeaway will be a useful facility to meet the everyday shopping needs of local residents, many of whom have limited opportunities to travel off the island; together with the tourist trade in the peak holiday season. It is therefore an appropriate use which will contribute to the vitality and viability of the centre.

The proposal is also in accordance with Core Strategy Policy DM13 (Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses) for the following reasons:

Planning Permission will normally be granted for the construction of new entertainment and hot food uses falling within Use Classes A3, A4, A5 and D2 of the Use Classes Order 1987 (as amended) or the change of use of existing premises to a Class A3, A4, A5 or D2 use where it can be demonstrated that all the following criteria are met:

- 1. Measures are incorporated, where a proposal includes the preparation of hot food, to mitigate the effect on nearby properties.*
- 2. The measures proposed in respect of criterion (1) are such that the installation does not materially detract from the appearance of the building itself and the wider locality.*
- 3. The measures proposed in respect of criterion (1) are suitable for the range and nature of hot food to be prepared on the premises.*

- Amenity from potential cooking odours and fumes will be protected by purpose built professional equipment designed for use for the filtration and extraction of fumes from commercial kitchens as set out in section 7.

4. The development includes adequate provision for the disposal, storage and collection of refuse, including litter bins for use by customers.

- The takeaway will be a well-run and professional operation and a responsible neighbour with careful waste management and hygiene procedures.

5. The development would not result in indiscriminate customer parking and/or traffic movement that would be likely to create hazards for traffic or pedestrians.

- It is not considered that there would be a significant intensification of traffic or detrimental highways impacts as set out in section 6.

6. The development would not cause unacceptable disturbance to the occupiers of nearby residential property at times when activity in the immediate vicinity would otherwise be at a relatively quiet level.

- Within the block and other surrounding development, the precedent of residential use above commercial premises is established. The juxtaposition of potentially conflicting uses is part of the mix of uses accepted and to be expected in this sort of mixed use urban environment. The proposed change of use would therefore not introduce a conflict of uses incongruous to that which already exists in the area.

There will be no significant negative amenity affects in terms of air, noise, vibration, light, water or other pollution, in accordance with Local Plan Policy DM18 (Protecting New Development from Pollution) as detailed in Section 7.

Signage will be in accordance with Policy DM21 (Shopfronts, Signs, Security Shutters and Advertisements) in that it shall be appropriate in size, scale and design to the character of the buildings and area and shall not cause a hazard or adverse impact nor be unsightly or cause light pollution.

The proposal is therefore considered to be acceptable; in accordance with the development plan; and to have no significant adverse impacts which would warrant refusal. It is considered that the proposal meets the following provisions of the NPPF:

- It represents sustainable development;
- It has no significant adverse impacts;
- It provides significant benefits, including economic development required to support the development needs of a business.

5. Design principles and concepts

The design implications arising from the proposal are limited. The overriding design principle is to provide a suitable commercial use and business frontage appropriate to the location.

The building is not within a Conservation Area; area of special advertising control nor is it a listed building.

Some simple replacement signage and glazing decals will denote the business which will have no detrimental impact on the character and appearance of the building or the area. There will be no significant alteration from the current ground floor frontage of a modern shop front with large glazing and signage typical of surrounding commercial buildings.

Importantly the unit will remain an active shop front with access door directly onto the precinct and the frontage glazing will be retained

maintaining an active frontage and natural surveillance which have a positive impact on the vitality and viability of the area.

There will be no physical external alterations to the building except for an extraction pipe/flue to the rear elevation of the building. This will have a minimal visual impact and is limited to an elevation which is not prominent to the public realm. It is therefore not considered that the introduction of the flue would be incongruous to the building or its context nor have a detrimental impact on visual amenity.

The proposal will therefore have a neutral impact on local character.

6. Access

Paragraph 32 of the NPPF seeks to promote sustainable transport and states that development should only be refused on transport grounds where the residual cumulative impacts are severe.

There will be no change to the current pedestrian accesses to the building which are currently accessible and have served its current commercial uses without issue. Any visitors to the premises on foot will continue to access the building from the current safe access door on to the precinct frontage.

Parking and car access arrangements will remain unchanged. There are no on-site parking spaces but the unit is located adjacent to a large public car park with two other car parks nearby. Parking is therefore adequately catered for; together with public transport links. It is considered that the A3 use will cause no significant intensification of traffic / parking from its current commercial use in accordance with Local Plan DM29.

The unit is sited in a very suitable sustainable location. It is accessible to a large number of people on foot or by public transport. Enabling people to access work and facilities via a variety of sustainable travel modes is in accordance with section 4 of the National Planning Policy Framework (NPPF).

It is therefore considered that that there will be no severe access or highways impacts as a result of the development.

7. Amenity

The proposal has been carefully designed so as to mitigate any potential impact on residential amenity arising from odour.

Amenity from potential cooking odours and fumes will be protected by purpose built professional equipment designed for use for the filtration and extraction of fumes from commercial kitchens. Full details of this equipment including acoustic performance data are provided with the application. The plant will include a Particulate Control Unit (ESP 3000E), Odour Control Unit (Purified Air O.N 100), a ventilation system with silencer (Helious 560 Fan Flaktwoods 56 JM) and an extraction pipe/flue to the rear elevation. This professional equipment will capture and extract any odours and do so with

silencing equipment so as to have no detrimental impact on residential amenity. It is considered that this can be controlled by planning condition.

In terms of potential noise from customers, a number of noise generating uses exist locally in close proximity to residential units, as is common in the modern urban environment. Within the block and other surrounding development the precedent of residential use above commercial premises is established. The proposed takeaway will be professional and well managed and will be a responsible neighbour.

The juxtaposition of potentially conflicting uses is part of the mix of uses accepted and to be expected in this sort of mixed use, urban environment. The proposed change of use would therefore not introduce a conflict of uses incongruous to that which already exists in the area.

The proposal is therefore considered to be in accordance with Local Plan Policy DM18 (Protecting New Development from Pollution) and the NPPF; and that the proposed change of use will not result in significant adverse impacts on amenity.

8. How the proposal relates to its context

The building is located centrally in a mixed use parade of shops and commercial units along Elm Grove. The area is a busy mixed use area with a wide variety of commercial (typical town or district centre) uses. The location is a busy main thoroughfare served by public transport. Surrounding character and shop frontages are an eclectic mix of design and character typical of a modern commercial centre.

There is a mix of surrounding uses which include shops, a pharmacy, café, estate agent, bookmakers, bank and post office; typically characterised by being underneath residential flats to the 1st floor.

The proposed use is considered to be an appropriate response to this context. The unit is already in commercial use and the active shop frontage will be retained. The proposed use will fit well with the existing varied mix of uses in the vicinity and help improve vitality by bringing a unit into active use into the evening.

It is now widely recognised that the contemporary urban centre needs to contain a mix of uses rather than solely retail in order to be sustainable and vital and attract a diverse range of people at different times of the day and night. The proposed use is a 'main town centre use' as defined in the NPPF and is a use congruous with national and local policy to maintain and enhance urban centre vitality and viability.

The proposed A5 use is therefore appropriate to its location and context.

9. Consultation

This proposal is not a complex one. As set out above it is considered as being in accordance with the development plan and national policy and as

having no material negative impacts. It has therefore not been considered necessary to undertake any additional consultation with the wider community or statutory consultees other than those which will be statutorily made under this planning application.

10. Conclusion

This statement demonstrates that the proposal is in accordance with the development plan and represents sustainable economic development under the NPPF.

The proposed change of use:

- **Would have no significant adverse material impacts; and**
- **Would enable sustainable economic development – an underpinning principle of the NPPF.**

It is therefore considered that the proposal should be 'determined under the presumption in favour of sustainable development' and 'approved without delay' as is the NPPF requirement.
