Design and Access Statement Elm Masala 129 Elm Grove Hayling Island PO119ED

This application is to allow the existing Elm Masala Indian Takeaway to have a restaurant area for up to 24 customers in the large front of house reception area that is currently solely used as a waiting area for the Indian Takeaway. The restaurant will still cook the same food from the same kitchen and utilise all existing services.
The Takeaway currently has A5 use but due to conditions on the original permission it now requires an additional planning application to allow change of use to mixed A3 – A5
We believe the application will not breach policy CS16.1.e 'the development does not cause unacceptable harm to amenity of neighbours through smell the loss of privacy, outlook, noise and overlooking'.
There is ample parking close by (currently used by Takeaway customers.) The existing extraction system will be used at the same times to extract the same fumes from the same kitchen space. The business will open for the same hours. The properties attached to either side of the building are also commercial premises. Comings and goings to the premises are unlikely to alter to any great degree, just the length of stay is likely to increase for the percentage of the customers who choose to use the restaurant rather than the Takeaway.
The premises only offers views to the road and does not overlook other properties. Use as a restaurant and takeaway is unlikely to generate any excessive additional noise.
With regards to deliveries and refuse collection the existing deliveries and waste collection / storage area would cater for the change of use.
Deliveries at present are part loads in a part full rolling cage so ample spare capacity is available, refuse collection is weekly and again ample space is available in the existing bins.

Whilst Elm grove has a number of restaurants closer to Mengham town centre there are a very limited number available in this part of Elm grove. We therefore believe this facility would be a useful addition to local residents in this area, The Elm Masala has a good local reputation and has recently scored an outstanding 5 rating in the Environmental Health Rating Awards.