

DAS & FRA

Change of use:

**11a Broadway
Jawick
Clacton On Sea
Essex
CO15 2EG**

16/08/2021

This DAS & FRA accompanies a Full Planning Application for the change of use from shop to takeaway.

The site is currently a shop with flat above.

This Statement has been written to meet the requirements of the town and country planning (General Development Procedure) Order 2015 as amended, this statement is intended to demonstrate the design evolution of the site having regard to best practice / guidance, the statement forms an integral part of the application.



Proposal and Location.

This planning application is for a change of use from a shop with a flat above to a hot food takeaway with a flat above, the proposal will not alter the external features apart from the addition of a flue to the side, all details of extraction, sound and emissions have been included within the application.

The area is in the Settlement boundary of Jaywick and is also within the flood risk zone 3 but as shown has protection from sea defences, the neighbouring buildings comprise of a mixture of retail premises providing an essential service for the community, The allowance of this planning application will continue to raise the quality of the facilities in the Jaywick for the local and holiday residents.

The Site

Use and context.

The use will continue the established retail & Takeaway usage of this area.

Flood Risk.

As shown below the application site is inside flood Zone 3 and protected by sea defences, A full flood risk assessment has not been produced as the intensity or risk has not changed.



Landscaping.

There is no landscaping now or proposed.

Appearance and Scale.

An external flue will be provided as shown on the drawing with information submitted for extraction, sound and emissions.

Access & Parking

As existing with on and off street parking, deliveries will be made by Deliveroo and Just Eat.

Conclusion.

This application provides an excellent opportunity to provide an updated facility for the local community.