

Planning, Design and Access Statement

Site address:

14 Bellegrove Road
Welling,
DA16 3PP

Date:

October 2021

Applicant:

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SAM is acting on behalf of the owner of the site

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1.0 Introduction:

The Planning, design and access statement has been prepared to accompany a planning application for the change of use of the ground floor unit from Financial Services (Use Class E) to a restaurant and takeaway use (Use Class E and Sui Generis).

2.0 The site and its surroundings:

The site is a three storey mid terrace property located on the north side of Bellegrave Road, west of the junction with Edmond Road. The site contains a commercial use at ground floor level providing banking services (falling under class E) and residential uses above. Access to the residential use is obtained via the rear of the property. The site is situated within primary shopping frontage of the Welling District Centre and is surrounded by a range of retail and town centre type uses, with residential uses above.

3.0 Proposal:

The application seeks to change of use of the ground floor unit from Financial Services (Use Class E) to a restaurant and takeaway use (Use Class E and Sui Generis). Associated works include the installation of a carbon filtered kitchen extraction system with an external flue.

The site will operate as a mixed use comprising both seated dining and a takeaway service. The layout of the site is as shown in the drawings supporting the application.

Relevant planning history:

Historic consent - Change of use of retail shop to Building Society Branch Office (77/01622/FUL) – Granted on appeal

Since this initial change of use, various minor consents have been issued in relation to the continued operation of the site for financial services.

4.0 Planning Policy Context:

Planning Policy:

The following policy documents are relevant to this application:

1. National Planning Policy Framework, 2012 (NPPF)
2. The London Plan, 2021
3. Bexley Core Strategy (2012)
4. Saved Policies in the 2004 Bexley Unitary Development Plan

5.0 Principle of land use:

The site is located in Welling Town Centre which has a variety of associated town centre uses. The proposed use of the ground floor as a restaurant and takeaway is in keeping with the variety of uses in the area and is an area to which evening and night time economy uses are directed. The proposal would not result in the loss of a retail unit nor would it create a sequence of non-retail uses along

the parade (current neighbouring uses are A1 retail). Saved UDP policy SHO4 & SHO9 support restaurant and takeaway uses within core retail area, where amenity impacts are effectively managed by condition.

The use would be in keeping with the character of the area, being a busy town centre location, and is considered acceptable

6.0 Design

The external alterations area limited to the erection of a flue at first floor level, as shown in the supporting drawings. The flue is modest in scale and is concealed from public view at the rear of the building. This element would not adversely impact on the building's appearance.

7.0 Residential Amenity:

The operating hours are intended to be in keeping with other evening and night time economy uses in the area and can be controlled by the condition. The operation of the restaurant use is covered by licensing legislation and a condition relating to operational management is unnecessary. The extract duct is positioned to the rear and away from residential uses. The extraction system utilises, silencers, vibration dampers and a carbon filter, details of which are set out in the supporting specification. These measures are expected to mitigate in impact from the flue in terms of odour and noise

8.0 Transport, servicing and access

Parking near the site is restricted; however, there is a vast number of people who use the high street for shopping and other services travelling in on public transport by foot or by car with use of local carparks. The proposal is anticipated to not impact the demand for parking on the local area.

9.0 Summary:

The proposal would provide an appropriate town centre use with an acceptable impact to the amenities of neighbouring occupiers.

Accordingly, the authority is requested to grant consent.