

**John's Rock Shop**  
**Royal Parade, Weston-super-Mare**  
**Planning Statement**

**The Site/Heritage Statement**

The site is the ground floor of a 4-storey building and is part of a terrace on the south side of Victoria Square and has been attributed to Hans Price. The ground floor is a retail unit, the upper floors are residential.

The ground floor has been extended on the west elevation to provide retail space. This single storey extension is in a poor state of repair, being constructed in timber and subjected to the prevailing wind and rain. The timber posts are showing signs of deterioration.

The proposal will replace the timber structure with a more substantial and durable masonry construction. Open grille shutters will be provided to three sets of bi-folding doors. The doors are incorporated to allow the whole front of the shop to be opened up when the weather permits – and only partly opened in inclement weather. The design of the extension has been carefully considered to ensure that the proposal will not affect the general appearance of the property and will improve, rather than harm, the conservation area.

**The Proposal**

In order to ensure the future survival of this retail unit, it is intended to remove the current timber structure and replace it with a more substantial steel frame and masonry building. It is proposed to align the front wall of the extension to align with the back edge of pavement, thus creating a slightly larger retail area.

The finish of the masonry walls and posts will be render on blockwork. Signage will be similar to the existing (or the existing reinstated on the new extension).

**Flood Risk**

Part of the site falls within Flood Zone 2. The proposal does not increase the risk of flooding as there is no increase in run off from hard surfaces. The government website data is attached.

As there is no change of use and the proposed extension replaces an existing extension, and falls within the same ownership, it is not considered to be at any more risk of flooding than the existing.

Consequently, a sequential test is not required for this application.

The property benefits from flood defences on the promenade and suitable mitigation measures will be incorporated into the design – flood barriers across openings, waterproof render internally, any electrical installation to be dropped from ceiling level and no sockets below 1.2m above the finished floor level.