

## **Planning Statement**

### **The Coffee Bar, 69a – 701a Victoria Road West. Cleveleys FY5 1AJ.**

#### **1. Introduction:**

This is a resubmission of a previously determined application 22/00906/FUL. The proposal involves the change of use of the forecourt area and the erection of a screen to delineate the footpath from the forecourt area.

#### **2. Description of the Proposal:**

The screen will be a timber and decorative panel construction on the boundary between the footpath and the forecourt.

#### **3. Site Analysis:**

- The site is on the northern side of Victoria Road West and no changes are proposed to the finished surface of the forecourt.

#### **4. Compliance with Local Planning Policies:**

- The following planning policies are most relevant

CDMP1 - Environmental Protection

CDMP3 - Design

CDMP6 - Accessibility and Transport

EP4 - Town, District, Local and Neighbourhood Centres

EP5 - Main Town Centre Uses (Primary Shopping Area)

EP6 - Development in Defined Primary and Secondary Frontages

- The design in its revised form will meet the appropriate criteria.

#### **5. Sustainability and Energy Efficiency:**

- The screen will be constructed from sustainable treated timber.
- Energy efficiency is not relevant in this particular scheme as no heating is required.

#### **6. Access and Infrastructure:**

- Access will be unchanged as the screen does not completely surround the forecourt.
- Surface water drainage will be unchanged.

#### **7. Conclusion:**

The proposal will enhance the street scene and provide an additional area for shoppers to enjoy the facilities when the weather permits.