

Planning Statement for the Change of Use of retail units (Class E) to a Hot Food Takeaway (Sui Generis), external plant, ventilation and extraction equipment and minor external alterations.

Unit 2, Ice House Precinct, The Street, Long Stratton, NR15 2XW.

On behalf of DPSK Ltd.

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Contents.

1. Introduction.....	1
2. Site Description.....	2
3. Planning History.....	3
4. The Proposal.....	4
Change of Use.....	4
Extraction and Ventilation Equipment.....	4
Other External Alterations.....	4
5. Planning Policy.....	6
The Development Plan.....	6
Material Considerations.....	9
6. Planning Assessment.....	15
Principle of the Change of Use.....	15
Heritage Considerations.....	17
Impact on Residential Amenity.....	17
Highways and Parking.....	19
7. Design and Access.....	20
Design.....	20
Access.....	20
8. Summary.....	21



1. Introduction

- 1.1. This Planning Statement has been prepared by Pegasus Group on behalf of DPSK Ltd (the 'applicant') in support of a planning application for the change of use of Units 1 and 2, Ice House Precinct, The Street, Long Stratton from retail units (Class E) to a Hot Food Takeaway (Sui Generis), as well as external plant, ventilation and extraction equipment and minor external alterations.
- 1.2. The statement provides justification for the change of use, reviewing the site, its surroundings, constraints and relevant planning history and policy.
- 1.3. It will outline any implications of the proposed change of use in terms of its principle of development, impact on residential amenity, heritage, highways, design and access. To ensure the proposal complies with both local and national Planning Policy.
- 1.4. The statement should be read in conjunction with the full planning application, including the full set of documents and plans prepared by Hattrell LLP.

2. Site Description

- 2.1. The site is located within the ground floor (146 square metres) of a two-storey building within a parade of commercial units known as the Ice House Precinct on The Street. Historically the site comprised 2 no. units (Units 1 and 2) this proposal removes the partition wall to combine the two units to create a larger singular unit (to be known as Unit 2), operating as a Domino's Pizza.
- 2.2. The Precinct includes a funeral director, charity shop, 2 no. takeaways, and a hairdresser, the first floor of the precinct is exclusively residential flats. On the opposite side of The Street and the application site is a car garage and petrol station. Therefore, the area in which the application lies is mixed use.
- 2.3. The unit benefits from shared parking for customers, staff and deliveries to its rear which can be accessed from Flowerpot Lane and serves all 8 no. units in the Precinct.
- 2.4. Prior to a fire damaging part of the Precinct in 2022 both units were operating as shops (Use Class E). No Planning history has been returned regarding the use of either unit, however they have both continually operated within Class E for at least 10 years and as such the lawful use is Use Class E.
- 2.5. The upper floor is in residential use after being re-constructed subsequent to fire damage, providing 2 no. flats that are accessed from the car park at the rear of the site.
- 2.6. The rear car park provides public space for staff and customers throughout the day. There is a designated loading bay used by the units for deliveries, providing sufficient space to service the application site and the wider parade. There is approximately 8no. garages to the north of the car park, providing private parking for flats on the first floor. There is also 2 no. designated disabled spaces. The rear car park has no parking restrictions and provides sufficient space to serve the Ice House Precinct customers, staff and deliveries.
- 2.7. The site is located within the Long Stratton Conservation Area, adjacent to its Western boundary. The closest listed building is located approximately 60 metres to the north east of the site, which is the Grade II listed Hayden House. The site is also within flood zone 1, an area with the lowest probability of flooding.
- 2.8. Long Stratton is a key Service Centre (as outlined in Policy 14 of the Joint Core Strategy) providing retail and service facilities to meet local needs of residents in surrounding areas.

3. Planning History

- 3.1. From a review of South Norfolk's Council website there is no planning history solely related to Unit 1 or 2 of the Ice House Precinct.
- 3.2. Other relevant planning permissions within the parade include:
- **Ref. 1992/1426** – Change of use from newsagents to fish-and-chip shop at Unit 3 was refused in December 1992.
 - **Ref. 1993/1717** – Change of use from Class A1 shop to Class A3 sale of food and drink for consumption on the premises or hot food for consumption off the premises. At Unit 3 was refused in March 1994. There was an appeal lodged against the decision of the Local Planning Authority, which permitted the change of use in August 1994.
 - **Ref. 2004/1480** – Change of use of ground floor from A1 (butchers) to A3 (Hot Food Takeaway) with erection of flue to the rear of premises at Unit 7 was approved in August 2004.
 - **Ref. 2017/1329** – Change of use from betting shop to Hot Food Takeaway and installation of external extraction flue at Unit 4 was approved in July 2017.
- 3.3. The above applications demonstrate that a loss of a Class E use for an alternative food related use is acceptable in planning terms.

4. The Proposal

Change of Use

- 4.1. This planning statement supports a planning application for the change of use of the site from retail units (Class E) to a Hot Food Takeaway (Sui Generis). The unit will operate as a pizza takeaway when all necessary consents are in place providing a gross internal floor space of 146 sqm.
- 4.2. The takeaway is proposed to open between 11am and 11pm daily, generating a number of full-time and part-time jobs recruited from the local area.
- 4.3. No seating will be provided on the premises, and it will exclusively operate a collection and delivery service.
- 4.4. Refuse and recycling will be stored internally within a ventilated bin store in the back north eastern corner of the building. There will be separate 1100L bins for general waste and recyclables.

Extraction and Ventilation Equipment

- 4.5. To facilitate the operation of the unit as a Hot Food Takeaway, it is proposed to install both extraction and ventilation equipment. Technical specifications for which can be found in Annex B document submitted with this application.
- 4.6. A fresh air intake grill is proposed to be installed on the rear elevation to provide clean and fresh air into the unit for staff. This will provide ventilation to all the rooms in the unit, including the bin store.
- 4.7. A stainless-steel extract duct will be installed from an internally mounted oven hood in the kitchen and will run at ceiling height, penetrating the rear wall and travelling vertically to around 1 metre above eaves height enabling odours to be emitted at acceptable level and height, minimising the risk of amenity issues for the nearby residential properties. This extract duct design is similar in nature to those already operating and serving units 3 and 4 which both operate as takeaways.
- 4.8. Cold room and air conditioning compressors will be wall mounted on anti-vibration mats on the rear elevation of the unit to limit noise transmission to surrounding properties. As above the compressors will be of a similar design to those that can be seen at the rear of Unit 8. However, only 2 no. are proposed at the application site compared to the 6 no. already in place at the funeral directors at Unit 8.

Other External Alterations

- 4.9. Minor shop front alterations are proposed. The existing aluminum shopfront, entrance door and level threshold on the primary elevation will be retained. It will be repainted in Traffic Grey (RAL7043) to remain in keeping with the standard Dominos design. A new contrasting full height pull handle will be provided to ensure the unit is accessible.
- 4.10. On the rear elevation a window will be bricked up to provide new extended Louvre doors, these will open to the south east and a ramp will be made to ensure it has level access to



provide a new entrance point for deliveries and staff. The appearance of the rear elevation will also incorporate a rear extract duct, compressors and fresh air intake grille.

- 4.11. Proposed signage zones have been outlined on the primary elevation. Signage will be dealt with via a separate advertisement consent application.

5. Planning Policy

The Development Plan

5.1. The site is located within the administrative boundary of South Norfolk Council, as such the development plan for the site comprises of:

- Joint Core Strategy for Broadlands, Norwich and South Norfolk (adopted 2011);
- The Site-Specific Allocations & Policies Document (adopted October 2015);
- Development Management Policies Document (adopted October 2015); and
- Long Stratton Neighbourhood Plan (adopted 2019).

Development Management Policies Document (2015)

5.2. **Policy DM 1.4** regards Environmental Quality and Local Distinctiveness. It states that all developments should take reasonable opportunities to:

- Make a positive contribution to local character and distinctiveness;
- Enhance biodiversity to achieve a net gain for nature;
- To improve the resilience of ecosystems to environmental change including through the provision of improvements to enhance identified environmental sites; stepping stones and corridors;
- Protect environmental and water resources and enhance their efficient use;
- Deliver the provision of essential infrastructure including water and wastewater network upgrades, waste facilities, flood defences and green infrastructure;
- Enhance, re-use and better reveal the significance of heritage assets;
- Re-use buildings rather than demolish, recycle building materials and select materials to maximise environmental sustainability and minimise impact on scarce resources and environment;
- Generate and utilise renewable energy in appropriate ways; and
- Work with the characteristics of the location to ensure that the necessary mitigation measures are not disproportionate to the benefits of the scale of development proposed.

5.3. **Policy DM 2.5** advises on changes of use in town and local centres. It states that in defined service centres a change of use away from A1 (now Use Class E) will not be permitted if the attractiveness and vitality of a centre is harmed to an unacceptable degree. Similarly, changes of use will not be permitted when they create a concentration of non-class A1 uses which could harm the future attractiveness and vitality of a centre.

- 5.4. **Policy DM2.6** states that food and drink uses within classes A3, A4 and A5 will be permitted within defined town centres, local centres and elsewhere within town and service centres that will not give rise to unacceptable environmental impacts regarding noise, odour and general disturbance which would affect the amenity of nearby occupiers and could not be controlled by conditions.
- 5.5. It further goes on to state that if necessary, planning conditions will be applied to approvals for the above uses to restrict opening hours or noise emissions to appropriate limits subject to effective consideration of:
- The consistency with the pattern of trading hours for other A3, A4 and A5 uses within the vicinity;
 - The character of the existing area including background noise levels in the surrounding area; and
 - The nature of the proposal concerned.
- 5.6. **Policy DM 3.12** regards the provision of vehicle parking, planning permission will be granted if appropriate parking provisions are provided by the developer to serve its needs and avoid highway safety problems to protect local living and working conditions. Appropriate parking levels will be determined by the parking standards adopted by the council in their Vehicle Parking Standards SPD (as below).
- 5.7. **Policy DM 3.13** advises on amenity, noise and quality of life. It states that:
- “Development should ensure a reasonable standard of amenity reflecting the character of the local area. In all cases particular regard will be paid to avoiding:*
- a. Overlooking and loss of private residential amenity space*
 - b. Loss of day light, overshadowing and overbearing impact*
 - c. Introduction of incompatible neighbouring uses in terms of noise, odour, vibration, air, dusts, insects, artificial light pollution and other such nuisances.*
- In considering applications which may result in an increase in noise exposure, account will be taken of the operational needs of the proposed and neighbouring businesses, the character and function of the area including background noise levels at different times of day and night and the need to protect areas of rural tranquillity.*
- Development will not be permitted where the proposed development would generate noise or artificial light which would be significantly detrimental to the amenity of nearby residents or the occupants of other noise sensitive uses. Proportionate mitigating measures including limiting conditions will be used to reduce the potential noise or artificial light impact to an appropriate level whenever practical to do so.”*
- 5.8. **Policy DM 3.14** relates to pollution, health and safety. Any development should minimise the adverse impact of all forms of emissions. To ensure there is no unacceptable impacts on air quality; surface and ground water quality; land quality and condition and health and safety of the public.

- 5.9. **Policy DM 4.10** regards heritage assets and the need for development proposals to regard the historic environment. Change of use and alterations affecting the significance of a designated heritage asset, including its setting must regard and positively respond to its significance to enhance its local distinctiveness.

Joint Core Strategy for Broadlands, Norwich and South Norfolk (2011)

- 5.10. **Policy 2** promotes good design. It states that *“All development will be designed to the highest possible standards, creating a strong sense of place.”* Any proposal should respect its surrounding townscape, heritage and natural environment.
- 5.11. **Policy 5** advises that the local economy will be developed in a sustainable way to support jobs and economic growth both in urban and rural locations.
- 5.12. **Policy 14** regards Key Service Centres. Long Stratton is an identified service centre, as such established retail and service areas will be protected and enhanced where appropriate, and local employment opportunities will be promoted.
- 5.13. **Policy 19** outlines the hierarchy of centres, advising that any development of new retail, offices or other town centre uses will be encouraged at a scale appropriate to the form and function of a defined centre. Long Stratton is identified as a large village/district centre.

Long Stratton Neighbourhood Plan (2019)

- 5.14. The Long Stratton Neighbourhood Plan Area was designated in 2016, the extent of the plan area is outlined in purple in the map excerpt below. The application site is outlined with a black dot.

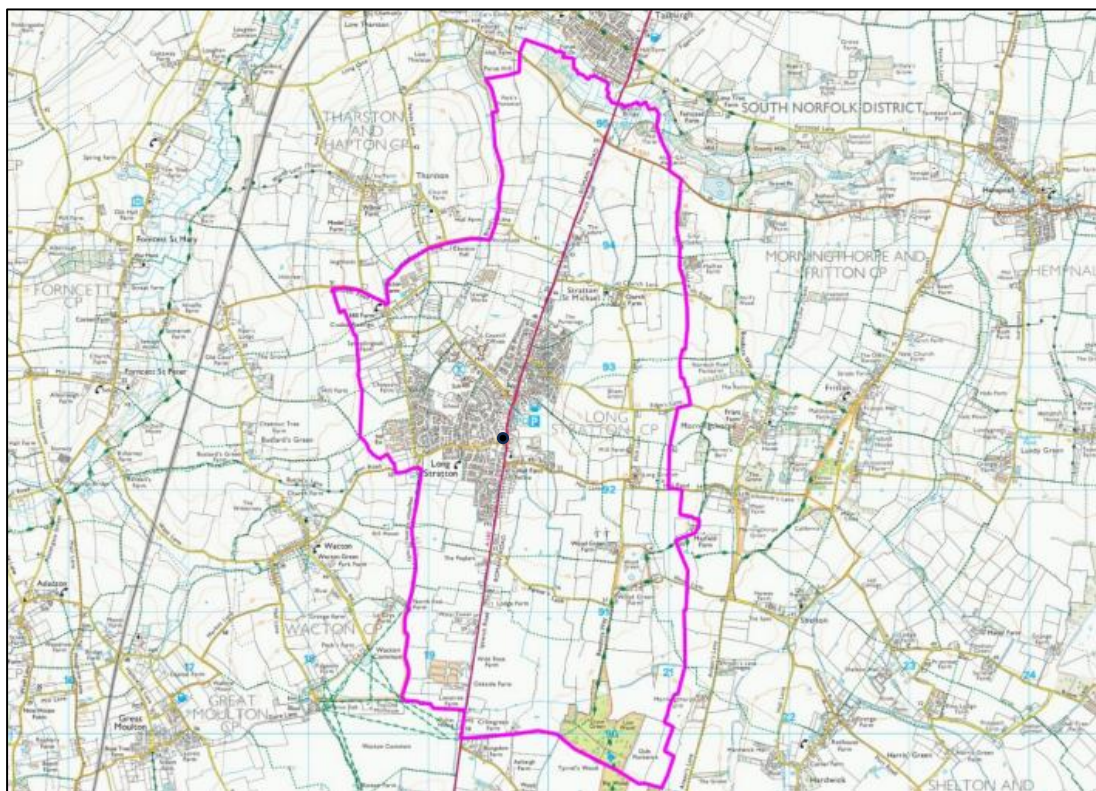


Figure 1: Neighbourhood Plan Map Excerpt

- 5.15. **Policy LSNP-DC7** regards Landscape and Settlement character. Stating that to be supported any development proposal should be sympathetic to Long Stratton's local landscape character, heritage and the landscape which surrounds the settlement. They should aim to retain or enhance existing features of landscape value.
- 5.16. **Policy LSNP-DC9** outlines how development policies should strengthen and enhance Long Stratton's historic core. Any development should respect the scale, form and proportions of existing buildings within the Conservation Area (boundary seen below). As such, any development either side of the A140 should aim to complement the historic core and its associated character.
- 5.17. **Policy LSNP-DC10** outlines Long Stratton's Design Principles. Its states that a design led approach should be taken for all proposals, guided by design principles to regard:
- Pedestrian and cycle connectivity;
 - Road dimensions and vehicle access;
 - Vehicle parking solutions;
 - Built form, including architectural details and material palette; and
 - Sustainability.

Material Considerations

National Planning Policy Framework (NPPF)

- 5.18. The National Planning Policy Framework (NPPF) (Published September 2023) sets out the Government's planning policies for England at a national level and how they are expected to be applied.
- 5.19. A key objective of the NPPF is to achieve Sustainable Development. **Paragraph 8** outlines the three overarching objectives required; Social, Environmental and Economic. The economic role should contribute to the creation of a strong, responsive and competitive economy to ensure sufficient development is undertaken to support economic growth.
- 5.20. **Paragraph 11** confirms that a presumption in favour of sustainable development is at the heart of decision taking undertaken by Local Planning Authorities. As such proposals conforming to such should be approved without delay.
- 5.21. **Paragraph 38** regards decision making, it confirms that "Local Planning Authorities should approach decisions on proposed developments in a positive and creative way." Where possible applications for sustainable development should be approved.
- 5.22. **Paragraph 86** relates to maintaining the vitality of town centres. It confirms that a positive approach to their growth, management and adaptation should be adopted by the LPA when assessing development proposals within a centre.
- 5.23. **Paragraph 87** states that "Local Planning Authorities should apply sequential tests to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town

centres, then edge of centre locations and only if suitable sites are not available should out of centre sites be considered.”

- 5.24. **Paragraph 111** states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”
- 5.25. **Paragraph 130 states that planning decisions should ensure:**
- Developments function well and add to the overall vitality of an area;
 - Are visually attractive as a result of good architecture’
 - Development is sympathetic to the surrounding local character, history and landscape;
 - An established sense of place is created or maintained;
 - A development optimises the potential of a site; and
 - Create safe, inclusive and accessible spaces.
- 5.26. **Paragraph 194** states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.27. **Paragraph 206** provides guidance related to Conservation Areas, World Heritage Sites and the ‘setting’ of heritage assets. It identifies that proposals should preserve or better enhance elements of the setting which make a positive contribution to the asset.
- 5.28. **Paragraph 207** furthers the above, stating that not all elements in a Conservation Area necessarily contribute to its significance and don’t always need to be treated either as substantial harm as defined by Paragraph 201 and 202 of the NPPF.
- 5.29. The NPPF confirms that Local Authorities should approach any development decision positively and have a primary objective of achieving sustainable development. Solutions to any material planning issues should be sought to ensure the optimum value and public benefits from a development are achieved.

The South Norfolk Place-Making guide SPD (2015)

- 5.30. The Place-Making Guide (2015) outlines policies and design guidance relevant to all types of development, this includes advice to retain the character and distinctives of each area. To ensure that sustainable and attractive developments are proposed across the LPA area.
- 5.31. Regarding Long Stratton, the guide outlines it as a large village with a highly distinctive historic core. It straddles a main road through Norfolk, the A140, and comprises of a village that has developed linear in pattern. There is a variety of 16th, 17th and 18th century housing and larger 20th century developments have emerged, predominantly to the West of the Service Centre (as outlined in the Development Management Plan).

5.32. Key characteristics of Long Stratton include:

- Ground Floor shops on either side of the main street.
- Mature trees provide back drop to buildings.
- Some unsympathetic modern infill development has diluted character of the historic core.
- The majority of buildings are small scale two-storey properties of simple form.
- Property boundaries are largely low brick walls, mature hedgerows and some railings.

5.33. The key relevant design principles for Long Stratton are:

- Ensure new development responds to scale, form and proportions of existing buildings in historic areas, reflecting their distinctive character.
- Respect existing materials and finishes, although new materials could be introduced with more contemporary designs.

Parking Standards SPD (2011)

5.34. This SPD addresses all forms of development. Identifying car parking standards as a maximum and cycle parking as a minimum. The following is relevant to this application.

Land Use	Minimum cycle parking	Maximum car parking
Hot Food Takeaway	1 space per 100sqm for staff plus 1 space per 100sqm for customers (3 spaces)	1 space/3m ² public area. (8 maximum)

Long Stratton Area Action Plan (2016)

5.35. The area action plan (AAP) outlines strategic development policies in relation to Long Stratton to ensure sustainable and complimentary development occurs between the plan period 2016–2026.

5.36. **Policy LNGS3** outlines the Town Centre Policy. It states that within the defined Town Centre boundary (in which the application site is located) proposals for Use Classes A1, A2, A3, A4, A5 and D2 will be permitted, together with other defined main town centre uses. However, changes of use away from A1 and A2 uses will not be permitted if they create a concentration of non-A1 uses that would harm the future attractiveness and vitality of that part of the centre.

5.37. **Policy LNGS4** outlines the plans approach to sequential tests and impact assessments in Long Stratton in accordance with the NPPF. Any development of new retail, service, offices and other main town centre uses will be encouraged within the town centre boundary. A

sequential assessment will be required when considering applications for main town centre uses outside the boundary when providing over 500sqm of floorspace.

- 5.38. The map excerpt below outlines the Town Centre boundary of Long Stratton in blue and the Primary shopping Area in pink. The application site is outlined in red.



Figure 2: Town Centre Map Excerpt.

Long Stratton Conservation Area Appraisal and Management Plan (2013)

- 5.39. The Conservation Area appraisal aims to improve the understanding of the value of the built heritage in Long Stratton. To provide existing property owners and potential developers clearer guidance on planning matters regarding the types of development likely to be encouraged and supported across the Conservation Area.
- 5.40. The Conservation Area was designated in 1975 and updated in 2010 to include several prominent mature trees and part of the residential development on Edges Lane. The Conservation Area covers the service centre which straddles 'The Street' (A140) a main route between Norwich and Ipswich which dissects the Local Centre. The current

Conservation Area boundary is representative of the long, narrow, linear pattern of the historic settlement.

- 5.41. The Conservation Area is noted as having a disjointed character, divided into four distinct sections: Hall Lane to Flowerpot Lane; Flowerpot Lane to Jubilee/the Old Manor house; The Centre and Maltings House to Hill House Farm. The layout of such can be seen in the map excerpt below which outlines the Conservation Area in red, listed buildings (pink), buildings of townscape significance (orange) and key views (black arrows) along The Street. The site is located within the Conservation Area as shown by the black mark.

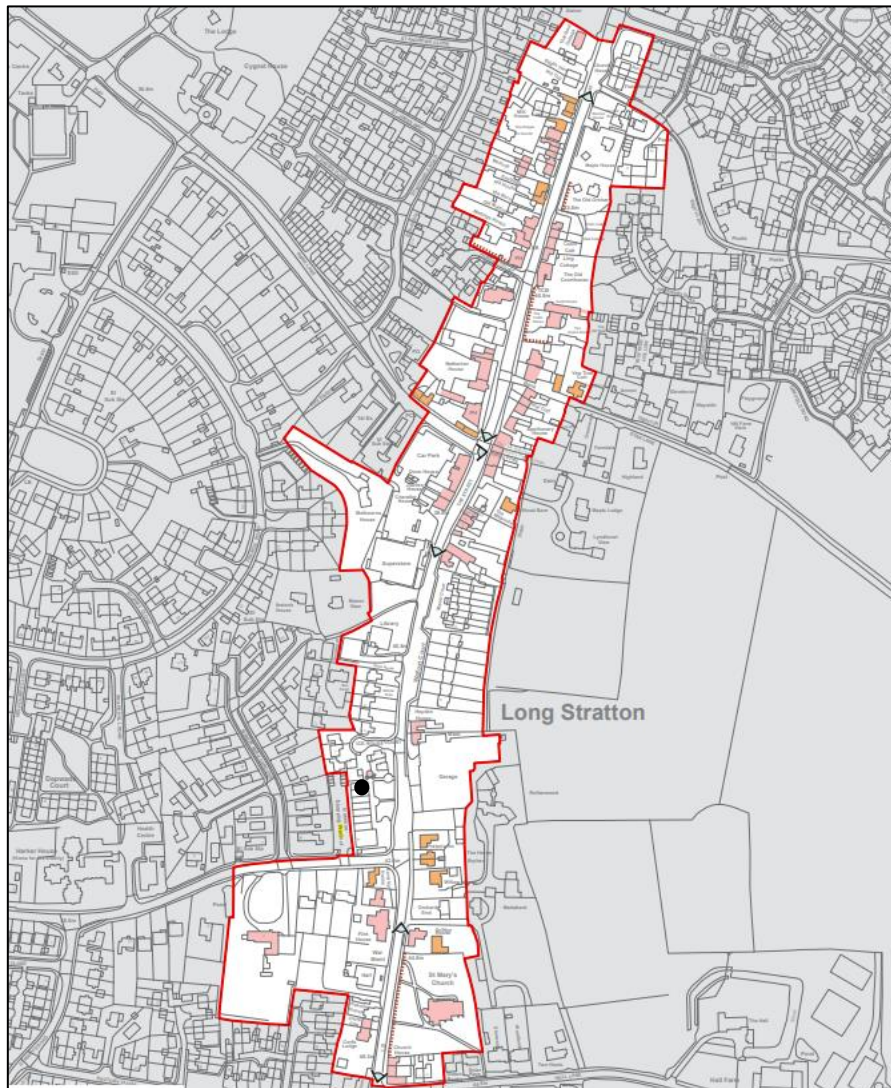


Figure 3: Conservation Area Appraisal Map Excerpt.

- 5.42. The application site is located within the Ice House Precinct, a shopping Precinct that has been present in the village since the 1960's. It was named such as a listed Ice House, associated with the demolished Manor House was located to the North of the precinct before collapsing in 2011. The Ice House Precinct is noted as being a bold concept with a high mono-pitch roof and expanse of white boarding. It has a car park for shoppers to the rear and a generous landscaped forecourt.



- 5.43. The front of the Icehouse Precinct is noted as having pre-cast concrete slabs comprising the pathway and timber boards on back piers to provide seating. The large area of grassland between the shops and road is generally well maintained.
- 5.44. The only proposed enhancements noted in the appraisal relating to the precinct relate to the public forecourt to the front of the precinct. It requests the planting of trees, replacement of hard surfaces with attractive materials and upgraded seating areas. It does not outline any enhancements to the shopping units or a need to maintain their use or appearance.

6. Planning Assessment

- 6.1. This section of the statement sets out the justification for the proposed change of use and extraction/ventilation equipment when considered against relevant planning policies and material conditions.
- 6.2. The key issues arising from this proposal, which will be discussed in turn are as follows:
- Principle of the change of use;
 - Heritage considerations;
 - Impact on residential amenity; and
 - Highways and parking.

Principle of the Change of Use

- 6.3. The site is located within the defined Town Centre boundary of Long Stratton within a primary shopping area. Therefore, the site is considered to be an 'in centre' location in planning policy terms. Takeaways (Sui Generis) as outlined in Policy DM2.5 are a main town centre use as such the principle of the proposed development is presumed to be acceptable.
- 6.4. The precinct in which the site is located contains a mix of Class E and Sui Generis uses on the ground floor including a funeral directors, charity shop and takeaways along with residential flats on the first floor.
- 6.5. Policy DM2.6 permits food and drink uses within classes A3, A4 and A5 (now Class E/Sui Generis) within local centres when the proposal does not give rise to any unacceptable impacts. As such the proposed a Hot Food Takeaway is acceptable in this location, which lies within the Local Centre of Long Stratton as identified in Policy 19 of the Joint Core Strategy. As such we consider that this is an acceptable location for a Hot Food takeaway use (now Sui Generis)
- 6.6. Furthermore, Precinct Policy DM 2.5 of the Development Management Policies Document (2015) permits non-A1 uses in town centres subject to certain criteria. In relation to the criteria, we confirm that:
- The development of a Hot Food Takeaway (now Sui Generis) is outlined as a main town centre use which is encouraged to be exclusively introduced into town or service centres. As such this proposal has an acceptable principle of development as it provides an appropriate use within a suitable location.
 - The proposal will not detract from the attractiveness or vitality of the centre as it will provide an active frontage in a building that was fire damaged and had previously been vacant. It is presumed that the introduction of such a use will only benefit the wider service provision of the precinct, its vitality and vibrancy.
 - It aims to ensure that only proposals which do not cause an overconcentration of a use or detract from the wider attractiveness and vitality of a centre are permitted.

The policy does not quantify a percentage of non-class A1 (retail) uses in Service Centre which would have potential to cause 'overconcentration'. Therefore, the addition of a Hot Food Takeaway into the 2 no. units can be deemed appropriate within the precinct as it will provide a new active use in the reconstructed units providing a modern, attractive frontage and benefitting the wider service provision in Long Stratton.

- 6.7. We consider that the proposed development accords with NHP Policy LNGS3 for the same reasons set out above in response to Policy DM2.5.
- 6.8. Permitting the change of use will welcome a well-established business to the centre, providing up to 25 jobs (10 full times and 15 part time) for local people. This will expand upon the existing evening economy in the precinct attracting footfall. Therefore, the proposal is compliant with Policy 5 of the Joint Core Strategy and Policy LNGS3 of Long Stratton AAP as it will revitalize the precinct and reinstate it as a main shopping area for the service centre.
- 6.9. In addition, following the Use Class update in 2021, Class A1 has become redundant, being incorporated into Class E a more wide-ranging use class that includes other uses such as cafes, offices and restaurant providing the unit with a wide fallback position to convert away from A1 uses.
- 6.10. Application reference 2017/1329/F approved the change of use from a betting shop to Hot Food Takeaway, in relation to LNGS3 the planning officer stated *"the town centre is well served with class A1 uses and a change of use of this unit away from class A2 would not result in a concentration of non-A1 uses that would be harmful to the vitality of the centre. Furthermore, the proposed class A5 use would contribute to the varied mix of town centre uses and to the vitality and viability of the centre."* As such we consider that the proposed change of use from Use Class E (retail) to Sui Generis should be acceptable and compliant with Policy LNGS3 as it provides a new and active use in the Precinct.
- 6.11. Objections regarding the overconcentration of food outlets in Long Stratton were raised in the above planning application. However, the planning officer in this case did not consider overconcentration and competition to be a material planning considerations. Therefore, any concerns of this nature raised in response to this application should be treated in a similar manner, on condition that the application is compliant with policy LNGS3, compliance of such has been demonstrated above.
- 6.12. The application site will re-use the vacant floorspace on the ground floor, which will be created from the combination of units 1 and 2 after their reconstruction. By virtue, this application complies with Policy LNGS4 of the Long Stratton AAP and Policy DM2.5 as it is a town centre use, within the main service centre boundary as such no sequential test will be required and the site can be deemed as an appropriate location for a Hot Food Takeaway to the serve the surrounding community.
- 6.13. A proposal for a Hot Food Takeaway should not give rise to unacceptable environmental and amenity impacts in regard to noise, odour and general disturbance which could not be controlled by conditions, as outlined in Policy DM3.13. Residential amenity impacts are assessed in the next assessment section, however if required, planning conditions could be applied to approvals to restrict opening hours or pollution emissions to ensure a proposal has been sufficiently considered and will benefit the wider environment and community.

- 6.14. Importantly, the occupation of the ground floor unit as a Hot Food Takeaway will introduce an active use to a fire damaged building.

Heritage Considerations

- 6.15. The application site is located within the Long Stratton Conservation Area which must be complemented and respected through the design and scale of the proposal as outlined in Paragraph 207 of the NPPF and Policy DM 4.10. These aim to ensure that development proposals have regard for the historic environment. Changes of use may affect the significance of heritage assets and so must have regard to and positively respond to that significance. The precinct is not located in a listed building and is noted in the appraisal as not providing any significant value to the wider appearance and vitality of the Long Stratton Conservation Area.
- 6.16. The proposal relates solely to the ground floor units, all development is entirely internal and any external changes are to facilitate the refurbishment or to minimise noise and odour issues. It is considered that these changes are external to key views of the Conservation Area, minimising its harm on the heritage asset. Enabling the proposal to be compliant with policy DM4.10.
- 6.17. This is supported in the Conservation and Planning officer's response to application reference 2017/1329/F stating that a change of use *"would not have any harmful impact on the character or appearance of the Conservation Area. As such, the proposal would accord with section 12 of the NPPF and policy DM4.10 of the SNLP."* Overall, the proposed change of use can be presumed to be appropriate in this locality as it will make no direct contribution or detract from the vitality of the Conservation Area or its associated Listed Buildings. As such, the proposal is compliant with Local Plan Policy DM 4.10, Policy LSNP-DC9 and the Conservation Area appraisal.
- 6.18. The South Norfolk Place Making guide also outlines characteristics which are believed to make Long Stratton distinctive this includes ground floor shops either side of The Street, unsympathetic modern infill and the majority of buildings being small scale two-storey buildings. The proposed change of use will not impact any identified built features that contribute to the appearance or vibrancy of Long Stratton. Instead, the proposal will be located in a building that has been reconstructed to suit the existing scale and proportions of the precinct, high quality materials and finishes will be incorporated to provide Domino's modern and distinctive design while also complying with the Place Making guide. Therefore, the proposal is compliant with Policy 2 of the Joint Core strategy, Policy Policy LSNP-DC10 of the Long Stratton Neighbourhood Plan and Policy DM 1.4 of the Development Management Policies Document.
- 6.19. Overall, the principle of the change of use from Class E to Sui Generis is acceptable, as the proposal complies with Policies DM4.10, LNGS3, DM1.4 and DM2.5, therefore, the proposal is complimentary of the wider streetscape, heritage and vitality of Long Stratton.

Impact on Residential Amenity

- 6.20. The site is located in the Long Stratton designated Service Centre. The closest residential units (Use Class C3) are on the first floor directly above the application site, running across the whole of the Ice House Precinct.

- 6.21. Policy DM3.13 and DM3.14 aim to protect residential amenity in regard to pollution caused by noise, odour, vibration, air, dust, artificial light pollution and other nuisances. Development should not be permitted where such issues would be produced being detrimental to the amenity of nearby residents. Effective mitigation and abatement measures are required to reduce the potential for noise and odour to negatively impact residential users.
- 6.22. The proposed fresh air intake is proposed at ground floor level on the rear elevation. Alongside which compressors for the air conditioning system and cold room that will be wall mounted on antivibration mats to minimise noise transmission to surrounding neighbours. A greater proposed volume of compressors is already in place at Unit 8 of the Ice House Precinct.
- 6.23. The extract duct will be installed from oven mounted extraction hoods, which run at ceiling height, penetrating the rear elevation and vertically scaling the building to 1 metre above eaves height to ensure odours are treated and dispersed effectively, at an appropriate level.
- 6.24. The ventilation and extraction equipment are detailed in the Annex B document and the accompanying specifications. A similar example was in place at Unit 2, before the fire occurred, they can also be found at the rear of Unit 4, also approved in application reference 2017/1329/F. The associated officers report has stated that *“although the flue will extend above the eaves height of the building it remains below ridge height and therefore it will have no significant adverse impact on the street scene or surrounding area.”* The proposed system is very similar in design, as such the proposed extraction equipment is presumed to be appropriate for this Hot Food Takeaway and compliant with Policy DM3.13 and DM3.14 to ensure pollution impacts are minimised.
- 6.25. The above abatement measures are essential to ensure noise and odour emissions are minimised to protect the residential amenity in the surrounding area. These include anti-vibration mounts, metal enclosures and insulation.
- 6.26. In relation to noise a **Noise Impact Assessment (NIA) has been prepared by...** following a robust assessment of the cumulative noise output of the proposed plant equipment. The report concludes that with the recommended mitigation measures in place, there will not be a detrimental impact in terms of noise on the neighbouring residential units.
- 6.27. By virtue, pizza takeaways do not undertake deep fat frying or other highly aromatic processes instead exclusively using oven baking. As such, odour levels produced by the cooking process are relatively low compared to other food and drink uses and the proposed abatement measures will enable the Dominos takeaway to remain unimpactful on the surrounding residential properties and Conservation Area.
- 6.28. Importantly, the unit has been in retail/commercial use for many years enabling it to have a fallback position whereby it could operate a range of other commercial uses under permitted development rights as the application site currently has a lawful Class E use. This includes financial services, restaurants and cafes, offices, health centres and nurseries.
- 6.29. The application site lies within an area mixed use in nature that provides a variety of services to nearby residents including Hot Food Takeaways, petrol station, shops and hairdressers. Regarding opening hours, the proposal hopes to operate between 11am and 11pm daily, most nearby takeaways operate similar opening hours: Pizza Plus opens between



4pm and 11:30pm Monday to Thursday and 2pm to 11:30PM on Friday and Saturday. Therefore, the proposed opening hours can be deemed appropriate.

- 6.30. Overall, it is considered that the proposal will not cause any unacceptable impact on residential amenity and is therefore compliant with Local Plan Policies DM3.13 and DM3.14.

Highways and Parking

- 6.31. The site is within an established Primary Shopping Area, benefitting from regular sustainable transport links via the bus stop directly outside the Precinct which provides regular services to Norwich City Centre, Horsford and Diss. Pedestrian links are also available parallel to the A142 (The Street).
- 6.32. Off road public car parking is provided to the rear of the site, accessed via Flowerpot Lane to the South. The car park is free providing designated loading, disabled and public spaces which are sufficient in volume to serve all the precinct customers, staff and deliveries. Garages can be found to the North of the car park for the residential properties on the first floor. As such the existing parking provision enables the proposal to be compliant with Policy DM3.12 and the Parking Standards SPD.
- 6.33. No on street parking is provided as a result of double yellow lines along The Street which prevent vehicles stopping.
- 6.34. Overall, the change of use will not generate an increase in vehicular movement or a reduction in highway safety over and above its existing Class E use.

7. Design and Access

Design

- 7.1. The external alterations to the shopfront are minor, this is primarily repainting to enable the unit to provide a shopfront that is in-keeping with Dominos standard design. As such, the alterations will not detract from the wider vitality of Long Stratton Conservation Area or the nearby listed building as it will not introduce any new features beyond those existing. Signage will be subject to a separate application.
- 7.2. The minor alterations to both the front and rear of the unit are essential to enable the takeaway to operate efficiently. These alterations are in keeping with the commercial appearance of the Ice House Precinct.
- 7.3. As the proposal will not extend beyond the existing curtilage of the unit, there is no greater risk of overlooking or loss of light to the surrounding commercial and residential properties. Internal alterations are proposed to combine the two units including removing the dividing wall, however planning permission for such is not required as the site is not a listed building.
- 7.4. Furthermore, the inclusion of new compressors, extract flue and a fresh air intake grille to the rear will not detract from the appearance of the building or its surroundings. Instead, the introduction of such should enable the takeaway to operate effectively, introducing effective abatement measures that minimise potential noise or odour related issues.
- 7.5. Overall, the external changes proposed are minimal and accord with Policy 2 of the Joint Core Strategy.

Access

- 7.6. There are no access implications associated with this application. Level access for both customers, staff and delivery drivers will be provided allowing easy access to the Hot Food Takeaway.
- 7.7. The introduction of a new double louvre door at the rear is proposed to replace a single width door. As such, this change will enable the business to operate more efficiently allowing deliveries and pallet trucks to enter the building.
- 7.8. Parking is provided in the public car park to the rear, in which there is no parking restrictions. This provides a designated loading bay, 2 no. disabled spaces and approximately a further 30 no. spaces. This volume of parking is sufficient to accommodate customers, staff, deliveries and residents from the first floor.
- 7.9. The above access points will enable the unit to operate efficiently providing suitable access for both pedestrians and vehicles.

8. Summary

- 8.1. This statement has been prepared in support of an application for planning permission for the change of use from a retail unit (Class E) to a Hot Food Takeaway (Sui Generis) together with extraction and ventilation works and minor external alterations.
- 8.2. The site is located within a Primary Shopping Area within a main Service Centre, the proposed use is categorised as a main town centre use. As such, the introduction of Hot Food Takeaway is permitted by Policies DM2.5 and DM2.6. In the case of Long Statton, it is assessed that the introduction of this use would not cause over concentration nor a reduction in the service centres vitality. As such, the principle of development is acceptable in this location.
- 8.3. Regarding the Conservation Area, there are no material changes to the external appearance of the units and the proposal will not directly affect any designated heritage assets or result in the detracting from the appearance of the wider Conservation Area. Therefore, the application is compliant with Local Plan Policy DM4.10 as well as the Long Stratton Conservation Area appraisal.
- 8.4. The above has outlined the inclusion of noise and odour abatement measures to enable amenity issues to be minimised to an acceptable level ensuring it remains unimpacted as a result of the change of use.
- 8.5. This change of use and its associated works are acceptable according with both local and national Planning Policy. It has been demonstrated that the Hot Food Takeaway will not have an adverse impact on the Conservation Area, residential amenity or highways network.
- 8.6. Overall, The proposed change of use will occupy vacant units to provide an active use and frontage that will generate a good level of footfall and provide job opportunities for local people.
- 8.7. It is for all the reasons set out in this statement that planning permission should be granted.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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