



PLANNING STATEMENT for

A FULL PLANNING APPLICATION at

UNIT 21-22 CHINEHAM SHOPPING CENTRE

CHINEHAM

RG24 8BQ

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1. Introduction

1.1 iPlans has been instructed by Devdutt Vyas to submit a full planning application for the incorporation of a hot food area to the commercial unit.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at Unit 21-22 Chineham Shopping Centre, Chineham, RG24 8BQ accommodates commercial premises.

2.2 Photograph below show the front elevation of the unit.



3. The Proposal

3.1 This full planning application is for the incorporation of a hot food area to the commercial unit.

3.2 It is proposed to add a hot food counter to the supermarket. It will be located to the front of the store. There will be a counter area to the right side of the main door (from front) and the hot food counter will be located to the left side of the main door. Within the hot food area, there will be an area for wash basin and food warmer appliances.

3.3 Materials will arrive by delivery vehicles.

3.4 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Local Plan and Supplementary Planning Document and Guidance have been consulted as part of this planning application.

4.2 Policy EM10 – development proposals (excluding household extensions) will be permitted where they:

- 4.2.1 Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and function well in practical terms
- 4.2.2 Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions
- 4.2.3 Positively contribute to the appearance and use of streets and other public spaces
- 4.2.4 Promote the efficient use of land and achieve appropriate housing densities which respond to the local context and which take into account the urban, suburban or rural location of the site
- 4.2.5 Provide a co-ordinated scheme that does not prejudice the future development or design of adjoining sites and
- 4.2.6 Minimise energy consumption through sustainable approaches to design

4.3 All development proposals will be required to respect the local environment and amenities of neighbouring properties. Development proposals will be permitted where they:

- 4.3.1 Positively contribute to local distinctiveness, the sense of place and the existing street scene
- 4.3.2 Provide a high quality of amenity for occupants of developments and neighbouring properties having regard to such issues as overlooking, access to natural light, outlook and amenity space
- 4.3.3 Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets
- 4.3.4 Are visually attractive as a result of good architecture
- 4.3.5 Provide appropriate parking provision in terms of amount, design, layout and location
- 4.3.6 Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles

5. Conclusion

5.1 The proposal is for the incorporation of a hot food area to the commercial unit.

5.2 The proposed work will not impact the external appearance of the unit. The proposed hot food counter will accompany the supermarket use of the unit and will only cover a small footprint of the supermarket floorspace.

5.3 I therefore would hope you consider this application for approval.