

Planning Statement in support of a
Full Planning Application at
No. 3 Wyre View, Knott End-on-Sea,
Poulton-le-Fylde, FY6 0AE.



January 2024

Table of Contents

Section 1.	Introduction
Section 2.	Climate Change Statement
Section 3.	Marketing Statement/Assessment
Section 4.	Economic Appraisal
Section 5.	Sustainability
Section 6.	Conclusion

APPENDICES

A Drawings Submitted with Planning Application

Section 1. Introduction

1.1 This Planning Statement is submitted in support of a full planning application for change of use from retail (Use Class E) with residential accommodation above to hot food takeaway with owners/workers accommodation above (Sui Generis). Work to include the installation of a flue extract to the side of the property.

1.2 This statement should be read in conjunction with the following drawings:

- 24005_LOC - Location Plan
- 24005_100 - Existing Plans & Elevations
- 24005_110 - Proposed Plans & Elevations

1.3 Site address: No. 2 Wyre View, Knott End-on-Sea, Poulton-le-Fylde, FY6 0AE.

1.4 The site is in a defined District Centre on the local plan.

1.6 Policy EP4- Town, District, Local and Neighbourhood Centres within the Local Plan support an appropriate range of uses within the area which will prompt the vitality and viability of the defined centre. The application is believed to provide uses which are supported by the local plan.

Section 2. Climate Change Statement

2.1 The statement explains how the development responds to the challenge of climate change through design, usage of resources and assets, water and energy efficiency measures, reuse and recycling during construction and in the selection of materials.

2.2 The site is located in Flood Zone 3, an area with a high probability of flooding. The proposal is to convert the premises to use with the same vulnerability classification within the NPPF.

2.3 The site incorporates an area for the storage of refuse, including adequate provision for the separate storage and collection of recyclable waste. Recycling will be promoted within the operation of the business and visiting customers.

Section 3. Marketing Statement/Assessment

3.1 The existing building was placed on the open market before this application was submitted. The applicant has chosen the property due to the internal and external space it provides, the appropriate setting, adequate local parking and sustainable links to shops and public transport and that is located within a defined district centre.

3.2 The proposed use is deemed to be appropriate and suitable. The property has been chosen with consideration to the surrounding properties and for the use to not cause a nuisance and instead support local business. The application has been submitted with a supporting Noise and Odour Assessment.

Section 4. Economic Appraisal

4.1 The change of use would add to the diversity of amenities provided within the district centre, prompt the viability of the local area and encourage sustainable communities with the site being easily accessible.

Section 5. Sustainability

5.1 The use of an existing property in a sustainable location is the ideal choice for the type of development described above. The reuse of the existing building without undue alterations and extensions is sustainable in its nature and therefore accords with the following local planning policies:

- SP2 Sustainable Development;
- SP8 Health and Well-Being;

- CDMP1 Environmental Protection;
- CDMP3 Design;
- CDMP6 Accessibility and Transport.

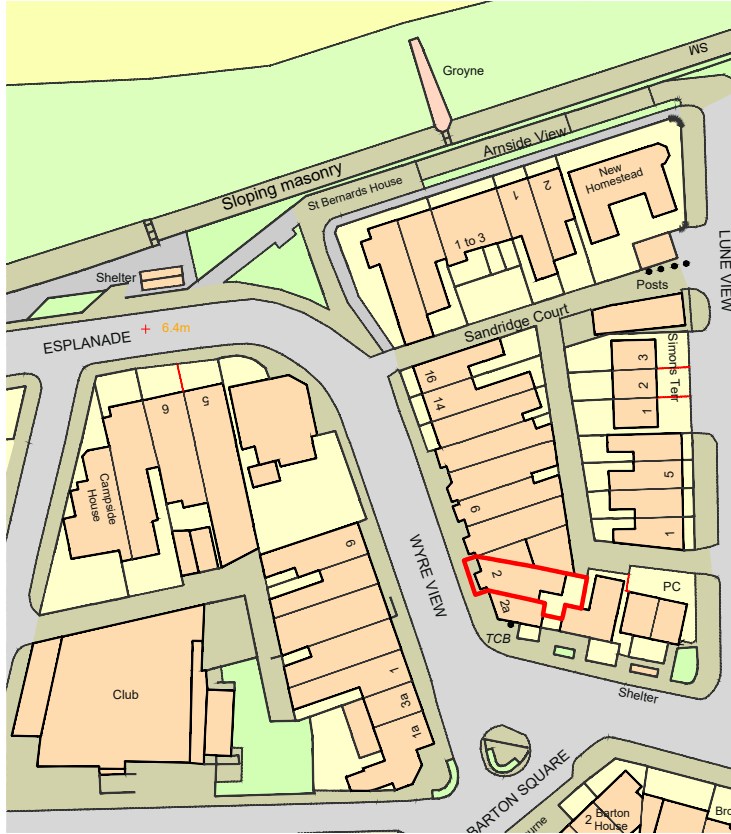
5.2 The property is within a defined district centre an accessible location close to other public amenities. It is expected that the premises would encourage and promote the use of other local businesses within the area and improve the vitality of the area by bringing a vacant building back into use.

Section 6. Conclusion

6.1 The purpose of this statement is to confirm the proposed change of use from retail (Use Class E) with residential accommodation above to hot food takeaway with owners/workers accommodation above (Sui Generis). Work to include the installation of a flue extract to the side of the property is appropriate and supports the local economy, whilst also mitigating any potential impact on neighbouring businesses.

6.2 The report concludes that the application described above and in the submitted plans is respectful and sympathetic to the character of the local area and provides adequate facilities to mitigate any potential impact, therefore, we consider our proposal should be considered favourably.

Appendix A – Drawings Submitted with Planning Application.



SITE AREA:
108m²
0.0108ha



PROJECT
 2 WYRE VIEW,
 KNOTT END-ON-SEA,
 FY6 OAE

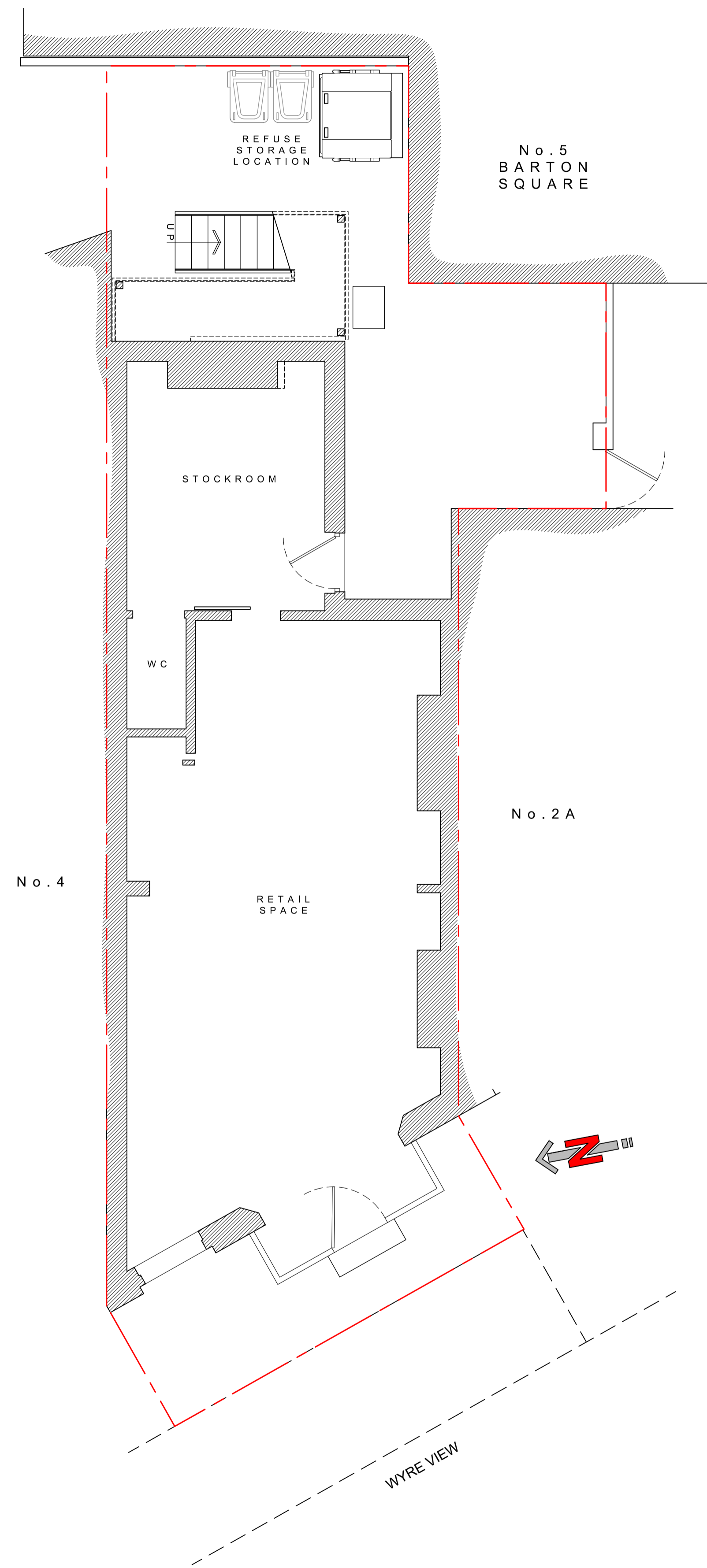
DRAWING

LOCATION PLAN

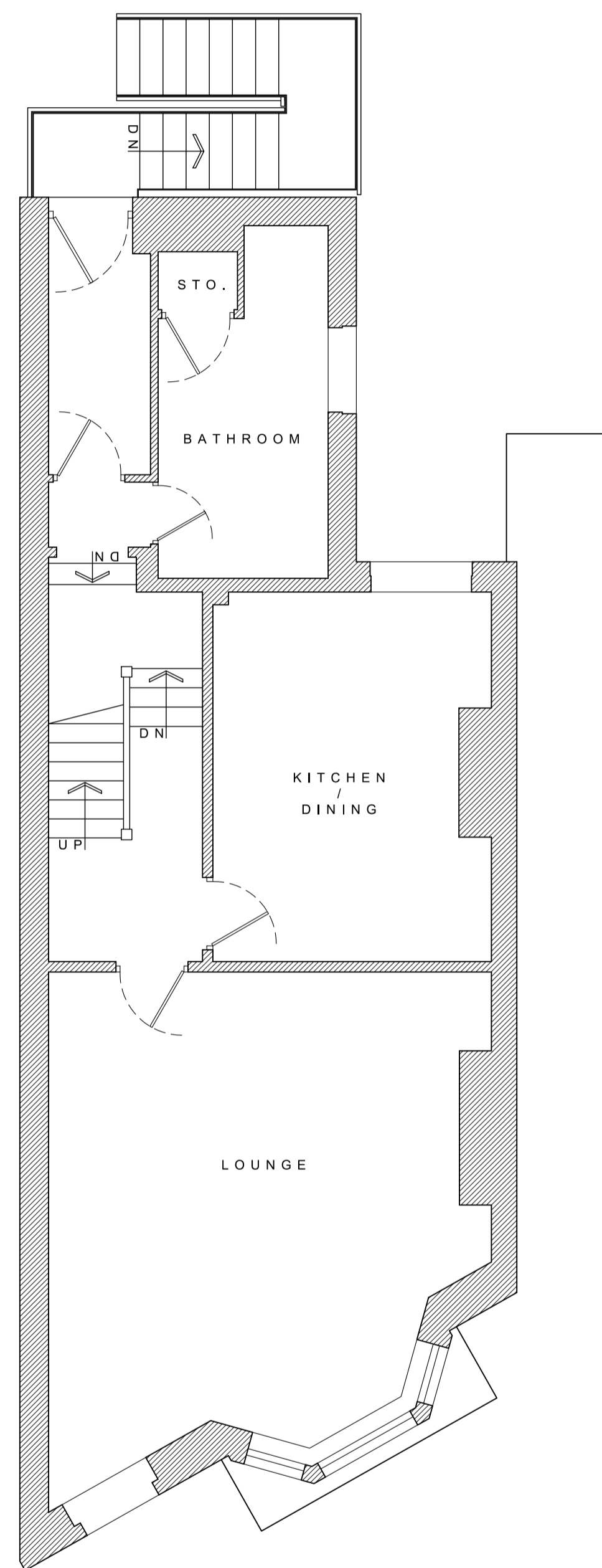
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DATE 24/01/2024	SCALE 1:1250	@A4
W abbotthull.co.uk	T 01253 846420	
E info@abbotthull.co.uk	M 07725 005247	

Proposal subject to planning approval.

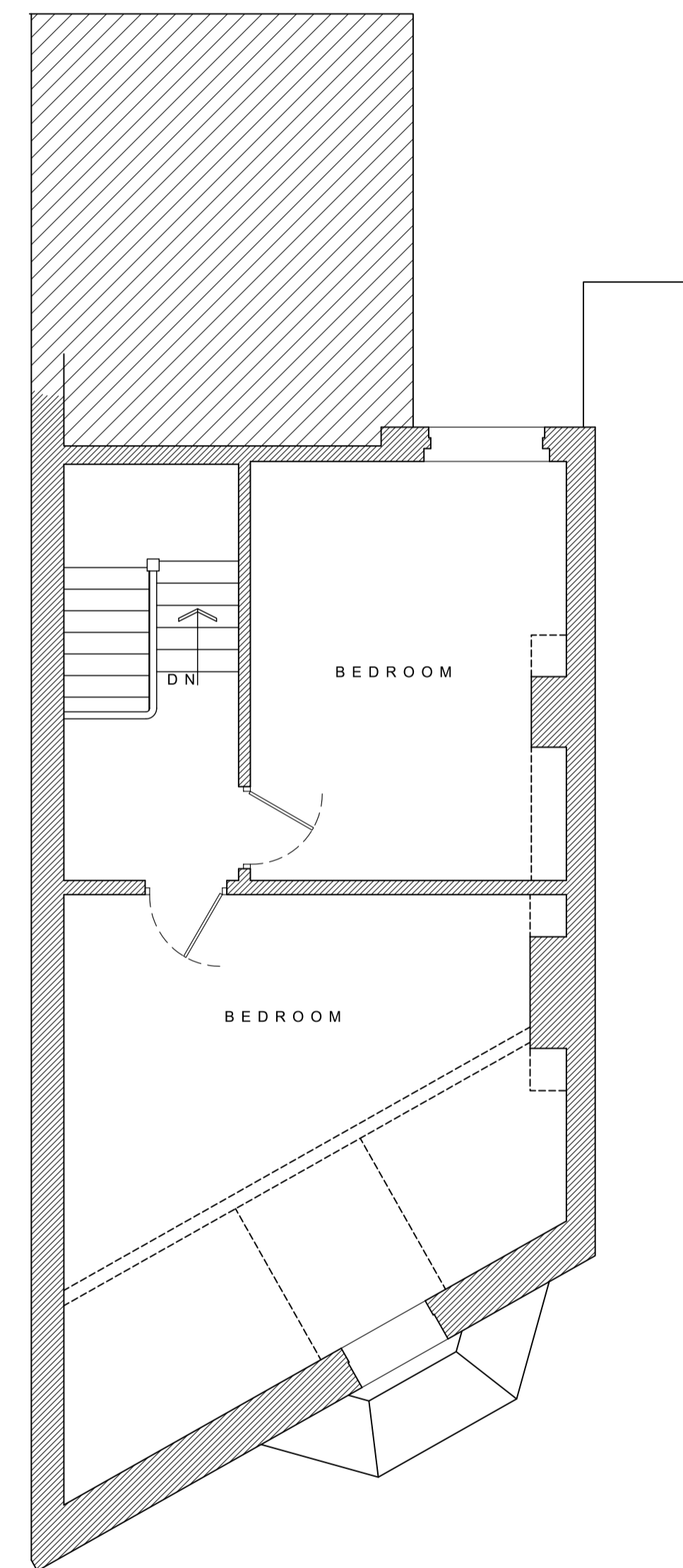
Drawings for planning purposes only, all dimensions to be checked and verified by the contractor prior to work commencing on site. Contractor to ensure all materials are to Local Authority approval and to take into account everything necessary for the proper execution of the works.



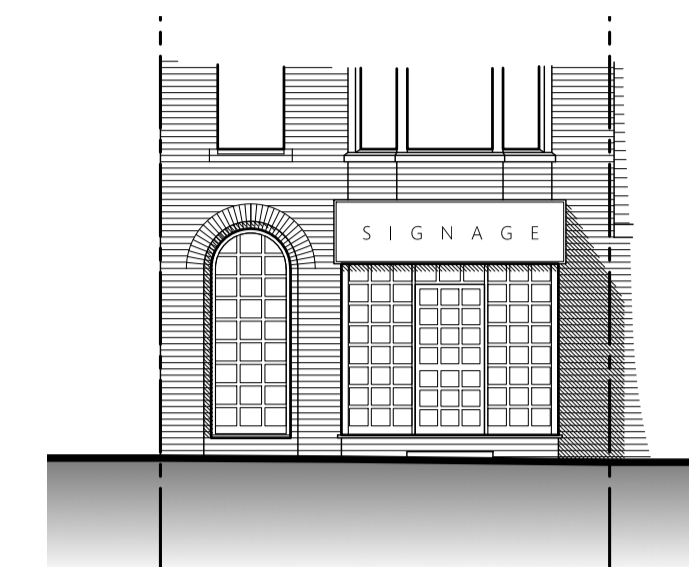
EXISTING GROUND-FLOOR PLAN
1:50



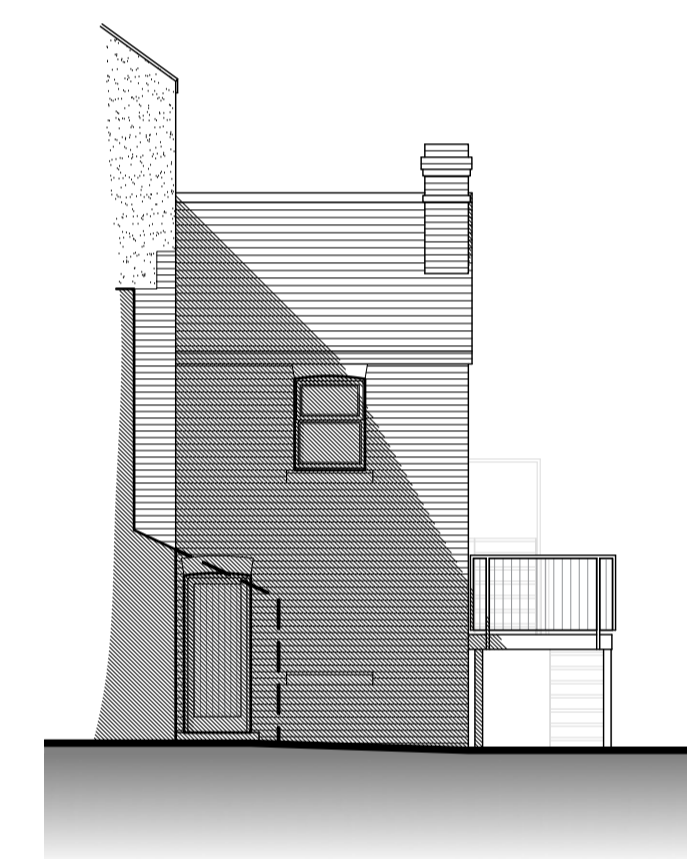
EXISTING FIRST-FLOOR PLAN
1:50



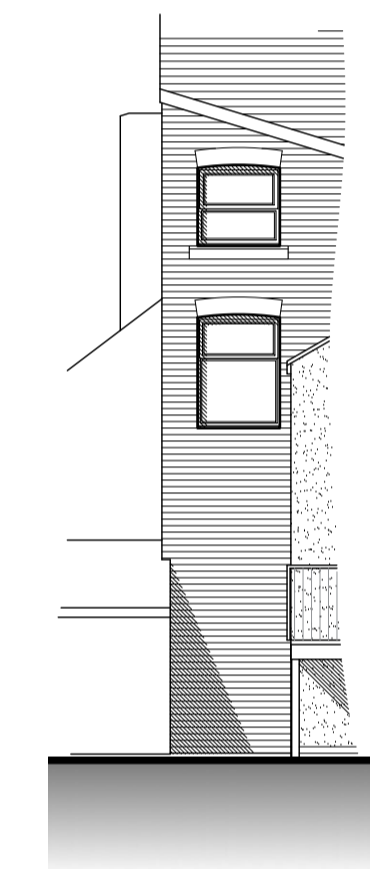
EXISTING SECOND-FLOOR PLAN
1:50



EXISTING FRONT (WEST) ELEVATION
1:100

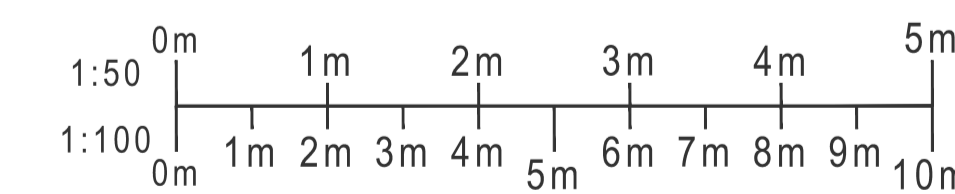


EXISTING SIDE (SOUTH) ELEVATION
1:100



EXISTING REAR (EAST) ELEVATION
1:100

A Abbott-Hull Associates



PROJECT
2 WYRE VIEW,
KNOTT END-ON-SEA,
FY6 OAE

DRAWING

EXISTING PLANS & ELEVATION

DRAWING NO. 24005_100	REV. -	DRAWN J. A-H
DATE 24/01/2024	SCALE 1:50/100 @ A1	
W abbotthull.co.uk	T 01253 846420	
E info@abbotthull.co.uk	M 07725 005247	

Proposal subject to planning approval.

Drawings for planning purposes only, all dimensions to be checked and verified by the contractor prior to work commencing on site. Contractor to ensure all materials are to Local Authority approval and to take into account everything necessary for the proper execution of the works.

FLOOD RISK ASSESSMENT:- No. 2 Wyre View, Knott End-on-Sea, FY6 0AE.

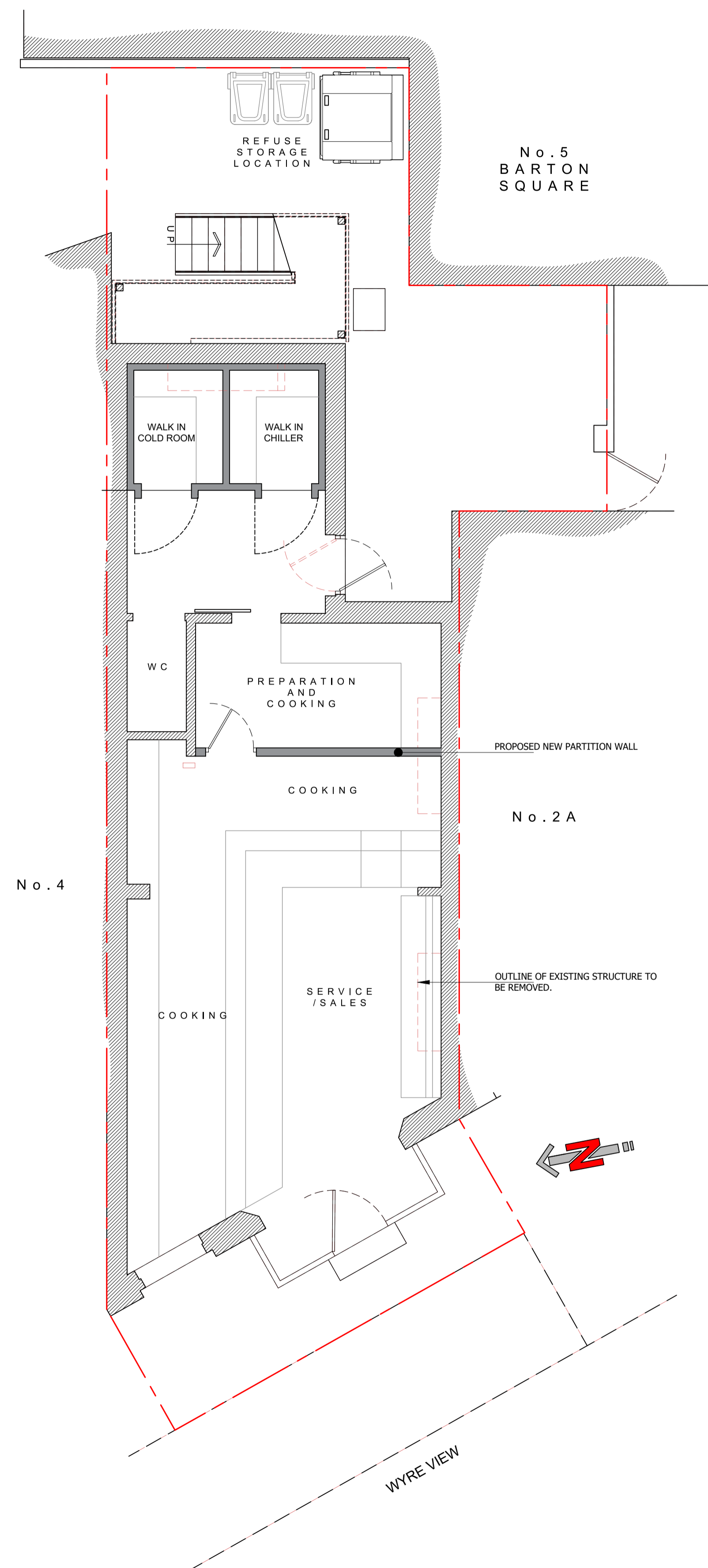
The site is located within Flood Zone 3 - an area with a high probability of flooding.

The application is for a Change of Use from Restaurant (Use Class E) with Residential Accommodation above to a Hot Food Takeaway with Owners/Workers Accommodation above. The existing and proposed use are considered to have the same NPPF Flood Risk Vulnerability Classification.

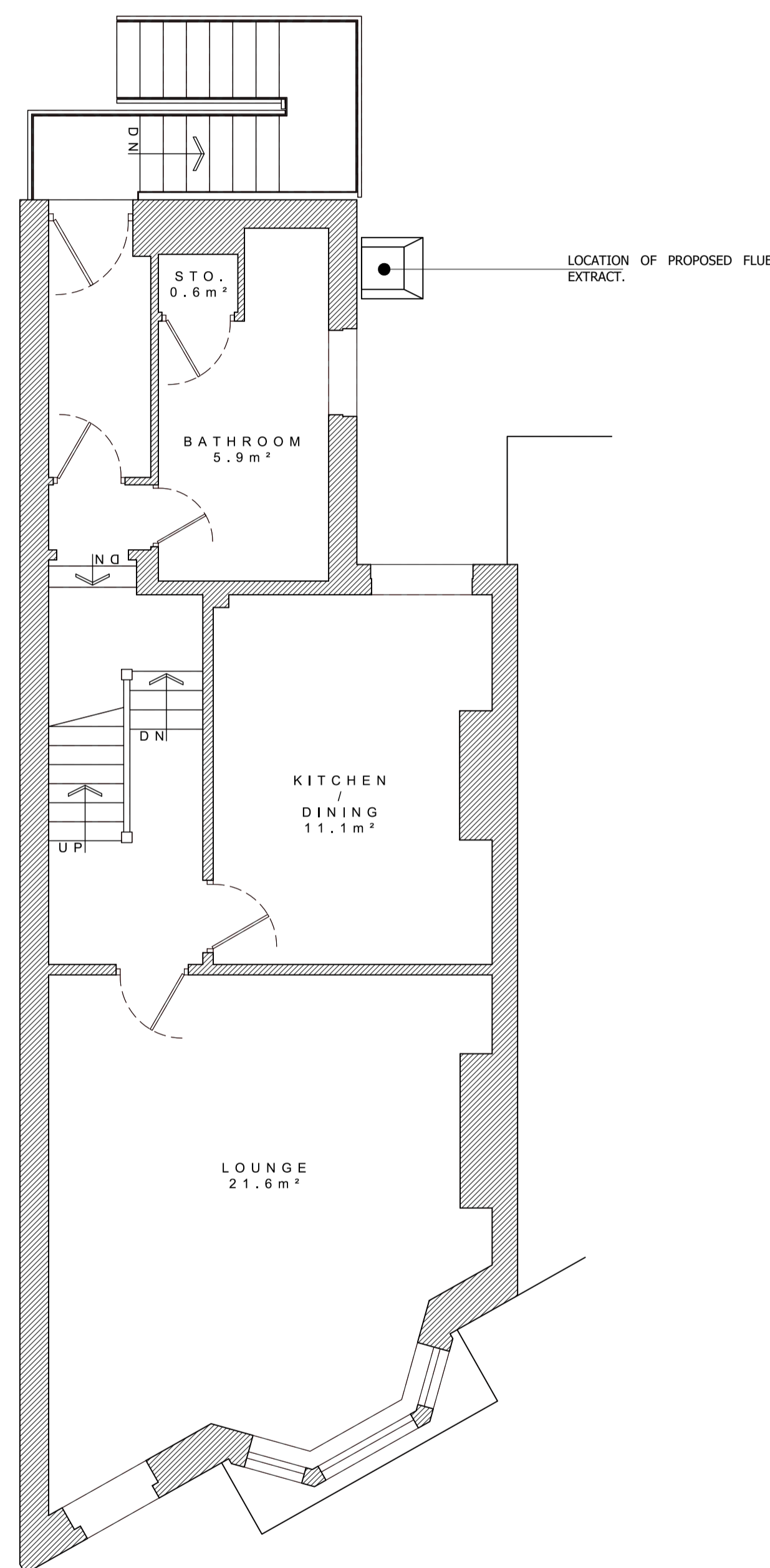
The proposed change of use does not include the gain or loss of any existing floor area.

Flood risk has been considered and incorporated within the design. As part of the refurbishment works, the following flood proofing measures will be implemented as part of the scheme:

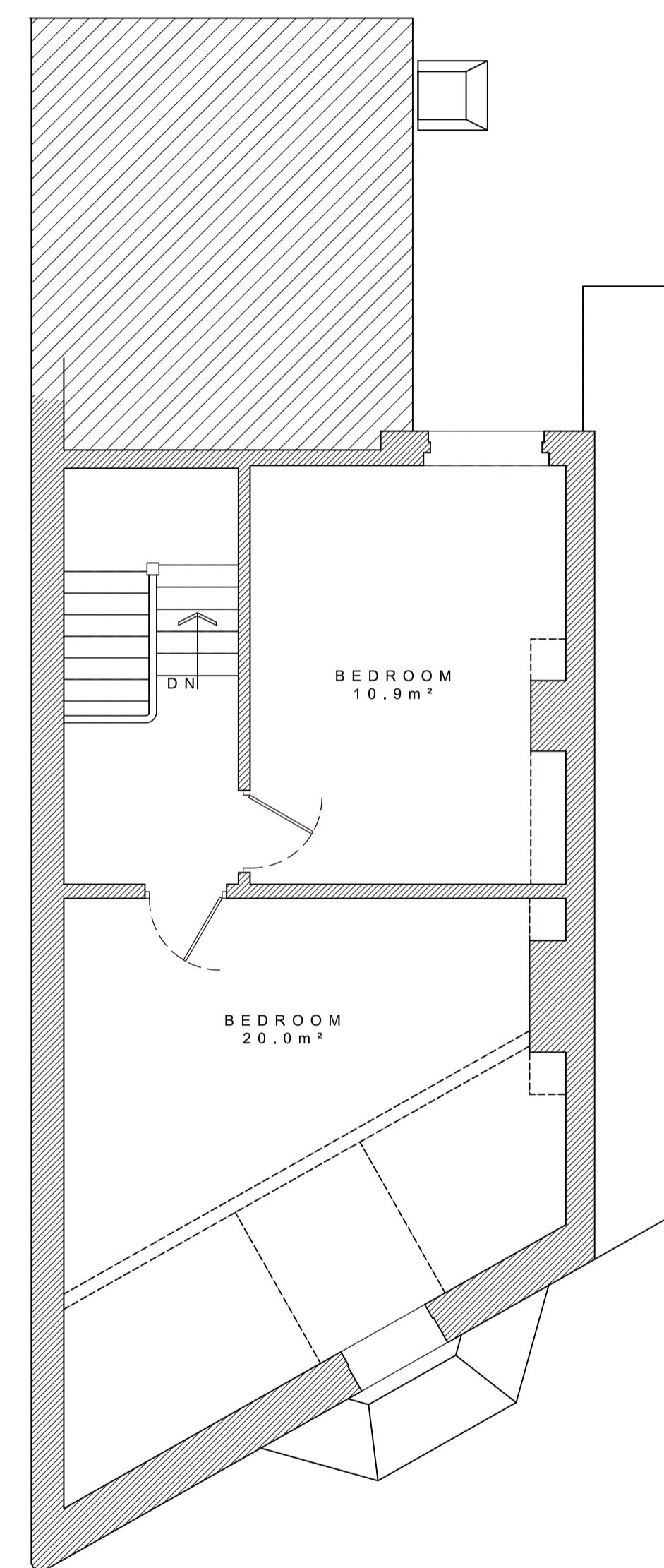
- Electrical services, wiring and switches/outlets will be positioned at a minimum height of 400mm above the finished floor levels. Incoming main services are to be terminated at a minimum of 400mm above floor level.
- Where practicable ovens and other electrical appliances will be positioned on raised floor levels or individual plinths.
- Ground floors should be of a solid construction with a screed finish.
- All manhole covers shall be lockable.



PROPOSED GROUND-FLOOR PLAN
1:50



PROPOSED FIRST-FLOOR PLAN
1:50



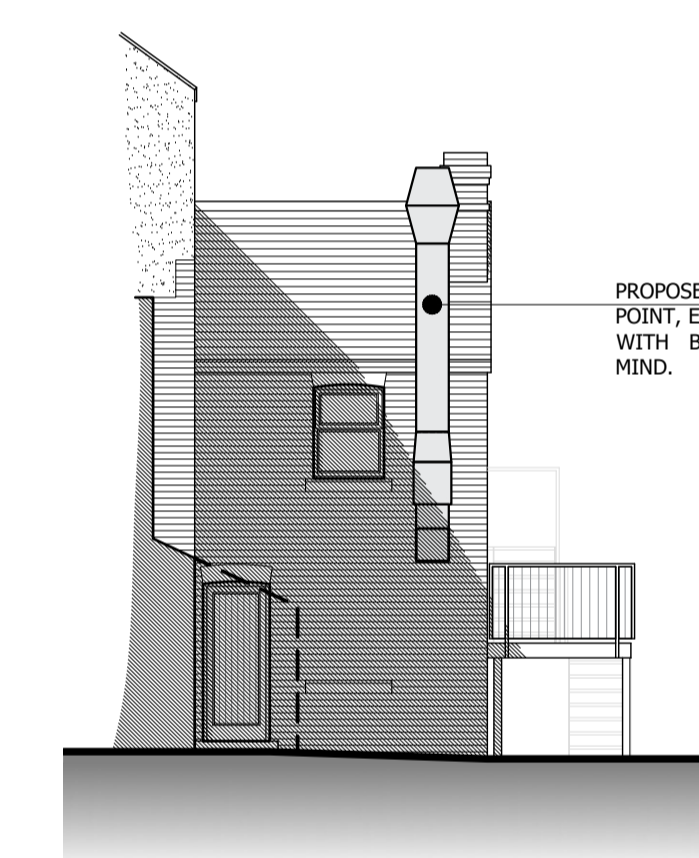
PROPOSED SECOND-FLOOR PLAN
1:50



PROPOSED FRONT
(WEST) ELEVATION
1:100

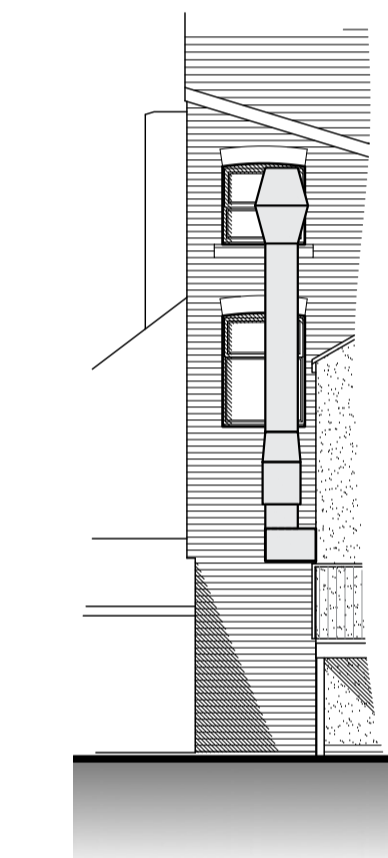
SIGNAGE SUBJECT TO SEPARATE ADVERTISEMENT APPLICATION.

NOTE: NEW GROUND-FLOOR WINDOW AND DOOR FRAMES TO BE DARK-GREY ALUMINIUM/UPVC.



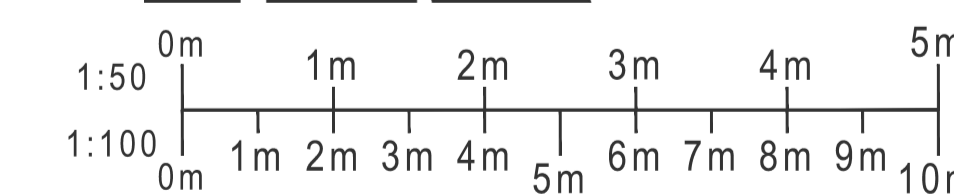
PROPOSED SIDE
(SOUTH) ELEVATION
1:100

PROPOSED KITCHEN EXTRACT POINT, EXTRACT TO BE DESIGNED WITH BS4142:2014+A1:2019 IN MIND.



PROPOSED REAR
(EAST) ELEVATION
1:100

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PROJECT
2 WYRE VIEW,
KNOTT END-ON-SEA,
FY6 0AE

DRAWING

PROPOSED PLANS & ELEVATION

DRAWING NO. 24005_110	REV. -	DRAWN J. A-H
DATE 24/01/2024	SCALE 1:50/100 @ A1	
W abbotthull.co.uk	T 01253 846420	
E info@abbotthull.co.uk	M 07725 005247	