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 **PLANNING STATEMENT**

 12.3.2024

 **24-26 EGLINTON STREET, IRVINE KA12 8AS**

**PROPOSED ALTERATIONS TO EXISTING OFFICE TO FORM RESTAURANT, AND ERECTION OF FLUE .**

01 **Background**

The property at 24-26 Eglinton Street is two storeys onto the street and a mix of one and two storeys thereafter. It is constructed in brick with a flat roof. It has a curious shaped floorplan which is particularly deep extending as far back as East Street at the rear. The floorplan seems to have been designed to provide two distinct elevations parallel to Eglinton Street and East Street respectively with the result that there is a directional “kink” halfway along the floorplate. The rear of the property is formed by a full width large commercial steel shuttered door, which it is believed was used by a funeral directors business who occupied the property prior to the training centre.

The property has been vacant for at least eighteen months.

**The proposed development relates solely to the site within the red line and does not include the entire property, as the portion beyond the defined restaurant will continue in office use.**

02 **Proposal:**

The proposed development will see the existing property altered to form a restaurant.

Externally there will be little change apart from the installation of the flue.

The extraction system will be state of the art industry standard and be attached to the property with vibration proof fastenings which will eliminate all vibration sounds as well as protect the fabric of the building. It will terminate one metre above the eaves as required by the legislation. The specification of the proposed flue is included with this application.

Given that the proposed use will involve foodstuffs it is imperative that waste and refuse storage and disposal is manged efficiently. To this end the proposal incorporates a dedicated waste storage facility within the property, and waste will only be placed outside on Eglinton Street at the appointed time for uplift by the appointed contractor. This will ensure that empty bins and litter will not cause obstruction or deface the area.

03 **Assessment against policy:**

When determining an application the local authority are required to assess it in the context of the latest approved and adopted local development plan and other relevant legislation as appropriate, such the latest National Planning Framework(NPF4) and the latest guidance in the Use Classes Order March 2023.

In respect of this application the Use Classes Order is of particular relevance.

In March 2023 the government produced amendments to the Use Class Order and Permitted Changes of Use(Scotland).

Within this document is a series of permitted changes , ie changes to land uses which no longer require planning consent. Of particular relevance is the amendment to changes from class I and class2 use to class 3 and 4, subject to ensuring that residential amenity, where relevant, is not adversely affected. As there is no residential properties adjacent or abutting, this is not an issue. Such changes are now permitted without the need to apply for planning permission.

Accordingly this application is not for a change of use, but is for alterations occasioned by the permitted change of use, namely the extraction system.

As the proposal relates solely to alterations to the fabric of the property and not the use of the property which as we have demonstrated qualifies as permitted development as laid down in the 2023 Use Classes Order and Permitted Changes of Use, it is evident that the proposal complies with the appropriate legislation

04 **Summary:**

The new restaurant will contribute to the vitality and vibrancy of this part of Eglinton Street, and in the evenings and in the winter months the splay of light from the large windows will illuminate the footpath and help promote a sense of safety and security, so important in fostering well being in a community.

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