

Our Ref: GREEKMEZE2
Your Ref:
Email: licence@esi.london
Date: 08 February 2024

Proposal: Retrospective Full Planning
Permission - Erection of Single Storey Rear
Extension to Ground Floor

Location: Greek Meze 2, 299 Main Road, Sidcup,
DA14 6QL

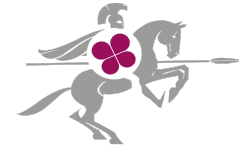
This statement has been produced to support the accompanying planning application for the Retrospective Full Planning Permission - Erection of Single Storey Rear Extension to Ground Floor.

In accordance with the national and local validation requirements the following documents are attached in support of this application:

- ❖ Completed Full Planning Permission Application (online)
- ❖ Site Location Plan (online)
- ❖ Site Block Plan (online)
- ❖ Plans (online) Some plans were unable to be uploaded and will be sent via email
- ❖ Supporting Letter (online)

The site is located at 299 Main Rd, Sidcup DA14 6QL and on the corner of Parkhill Road, 10-15 minute walk from the town centre of Sidcup in the London Borough of Bexley. The Greek Meze 2 sits at the start, and adjacent too, a small row of shops which serves the surrounding residents and local community. The site accommodates the Public House formed as a two storey building with rear extension.





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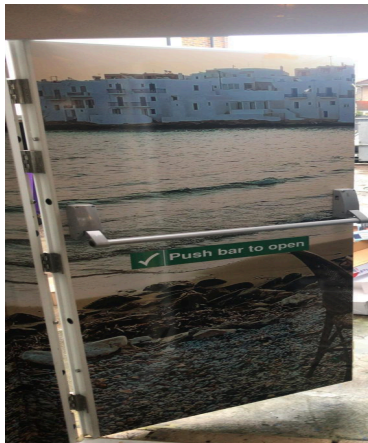
Description of Proposal

Erection of Single Storey Rear Extension to Ground Floor

Specifications:

Extension size a total of 52.46 m².

Metal and strong plastic roof, metal frame glass, all foldable windows. Fire safety provisions are implemented, with a fire exit door and a fire alarm.



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Relevant Planning History

22/02644/FUL 05/07/22 Change of use of the premises to a Public House (Sui Generis), retention of a single storey rear extension, ground floor side extension to form a porch, first floor front extension, staircase and balustrade, food storage unit and covered wooden pagoda to rear, and addition of extraction outlet to rear of

building, changes to internal layout, addition of outside seating to front of building, and alterations to car parking arrangements. (Granted with conditions)

22/01727/ADV 05/07/22 Retrospective application for provision of 2 illuminated fascia signs, to the front and side of the building (Granted with conditions)

22/01722/FUL 05/02/2022 Change of Use from Public House (Sui Generis) to Restaurant Lounge and Bar (Use Class E(b)) with ground floor side extension to form entrance lobby, first floor conservatory extension to front, wooden pagoda structure to rear, extract on and ventilation units to rear, change of car park layout to provide additional parking, and associated internal alterations. (Withdrawn)

22/01308/FUL 19/05/2022 Retention of masonry wall and column to front and side boundaries. (with case officer)

20/01143/FUL 16/05/2020 Replace of the existing rear conservatory and covered area with a single storey rear extension with fixed acoustic glass roof used as dining space to the public house. (Granted with conditions)

19/03025/LDCE 17/12/2019 Lawful Development Certificate (Existing) for retention of a sheltered wooden structure to the rear of the site. (Withdrawn)

18/00369/FUL 15/02/2018 Alterations to provide disabled accesses and toilet facilities. (Refused)

17/00826/FUL 10/04/2017 Single storey side and rear extension including format on of ramp and veranda, single storey front extension, erection of acoustic wall together with internal and external alterations. (Refused)

97/00918/FUL 25/04/1997 Conservatory. (Granted with conditions)

Opening hours:

Monday to Thursday 10:00 - 23:30
Friday - Saturday 10:00 - 00:30
Sunday 12:00 - 23:00

Noise Management

There are no speakers within the extension. Applicant will fully comply with the mitigating measures detailed in the 'Noise Management Plan' dated October 2022, submitted in the granted application Ref: 22/02544/FUL

Waste management

There would not be an adverse impact on the waste management and therefore current arrangements will remain.

Employment

Further 2-3 Full Time employees have been employed with the erection of the extension.

Conclusions

In light of the above, I trust that officers will be able to grant the application. In the meantime, we trust that the information enclosed is sufficient to enable the Planning Department to process and register the application. However, should you require further assistance or clarification on any point, please do not hesitate to contact.

Yours Sincerely,

Mrs Beiza Tzivelek
On behalf of ESI Licencing and Legal Consultancy Ltd.