

Design, Access & Planning Statement

Site Address: 1 Albert Road, Belvedere, DA17 5LQ

Proposal

This document has been prepared in support of the planning application for the change of use of the above address to a restaurant (Class E use).

Introduction

This design and access statement is submitted on behalf of Mr T Nagatheepan in connection with a full planning application for proposed change of use to a restaurant from Supper Store and installation of extractor flue pipe and change of shop front at 1, Albert Road, Belvedere DA17 5LQ.

Application site is a detached property facing the Albert Road with the front and Side access. The application is a two-storey property. The ground floor is commercial and, in the floors above are residential. The Supper Store had been closed now for more than 6 months. The extent of the application site is 144 sq.m.

Policy Context

- Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant development plan: "If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- Relevant policies in the National Planning Policy Framework and the above documents are discussed below.
- The Framework sets out the Government's planning policies for England and how these are expected to be applied. At paragraph 14 it sets out a presumption in favour of sustainable development: "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."
 - It states that for decision-taking, this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or its relevant policies are out-of-date, planning permission should be granted unless. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or Specific policies in the Framework indicate development should be restricted.
- Paragraph 17 of the Framework identifies 12 core principles that should underpin plan-making and decision taking. The 3rd of these states that the planning system should proactively drive and support sustainable economic development to deliver, amongst other things, the homes that the country needs.

- Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, his harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- Paragraph 216 of the Framework advises that emerging plans may be taken into account in decision making, with weight to be given to such policies according to the stage of preparation of the plan; the extent of unresolved objections to it; and the degree of consistency of emerging policies with policies in the Framework.

Planning Considerations

- Change of Use to restaurant from Super Store, Installation of Extractor Flue pipe. A modest internal renovation and alteration are to be done to suit the change of use. The extractor flue pipe is to be installed without making any impact to the neighbourhood and to be painted in brown to minimise the visual impact.
- noise impacts of the development. The proposed development will require an extraction system for the activity falling within primary cooking. We are proposing to use a very high spec system where all potential noise will be eliminated by the provision of the proposed silencer and the appropriate rubber mounts and filters will be used when installing the extractor flue pipe to control the noise and odour respectively.
- The opening hours will be as follows.

Monday – Thursday 11.00 to 23.00

Friday - Saturday 11.00 to 00.00

Sunday & Bank Holiday 11.00 to 23.00

However, the opening hours can be either reduced or changed according to the advice of the Planning officer.

1No Commercial Waste bin (660 L) and 1No recycling bin are to be provided within Refuse Enclosures. The rubbish bins will be kept within the premises and will be brought to Albert Road on the collection day and time allocated by the council. All the bins will be taken back within the premises soon after the collection. This process will be done without causing any nuisance to the road users and tenants of the residential units above the application site.

APPEARANCE

The shop front is to be changed with no significant effect in street appearance. The extractor flue pipe is to be installed on the rear wall of the property and will extend 2m higher than roof level as shown in the rear elevation drawings. These will be painted in suitable to brick colour to minimise the visual impact.

Site Access

Main access is fronting to Albert Road and location of the door is to be centred at the front view. Pedestrians' access to the application site is via this front entrance. Access to the upper floor residential unit is via Albert Road. All the refuse will be placed in allocated wheelie bins (See drawing) without spilling. The bins will be via alley way side.

Collection of Waste Oil/Fat

A local waste oil collector to be contacted for regular collection of these containers (list of collectors can be obtained from Environmental Agency) - the waste collector to be licenced by the Environmental Agency and a copy of the waste transfer note to be obtained from the company each time of collection.

Public Transport

Vehicle movements unaffected by this proposal as my client are mainly targeting the local customers and road users The application site is well served by public transport, with local bus routes to train stations such as Belvedere and Welling.

Car Park

The application site faces short-stay parking with a maximum stay of 1 hour with no return within 2 hours.

Fire Safety

Shop has a fire exist door. Fire safety assessment will be carried out by Professional and implemented prior open shop.

SUMMARY

- This statement has demonstrated that the proposed change of use would comply with the policies in the Framework. In particular, the property would assist in boosting local business. The proposed use will create at least 5 number of full-time jobs and 2 part time jobs which will ease the strain on the local planning authority with the current unemployment numbers.
- Furthermore, the proposed development would not result in any harm to the significance of the property. The proposal would preserve the character of the street scene and would enhance the property.
- It is considered that the proposed development will not adversely impact neighbouring amenity or the visual amenity of the host building. Nor is it considered to have a detrimental impact upon the character and appearance of the area. The proposed development will not cause disturbance to neighbouring properties nor to the host property.
- Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, and the presumption in favour of sustainable development at paragraph 14 of the Framework, it is respectfully requested that this application is approved.