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Proposed rear extension to add storage for pharmacy

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PROPOSAL SUMMARY

This Design and Access Statement is prepared on behalf of my client in support of proposed rear extension to provide storage for the Kasmani Pharmacy located at 6, Northfield Parade, Station Rd, Hayes UB3 4JA. The proposal is in keeping with the local vernacular, matching the external finishes and height.

The application site has had a few previous applications historically; the site is not within greenbelt, conservation area or any other constraints.

SITE AND SURROUNDING AREA



Location Plan

The application site relates to an existing pharmacy serving the local residents. The application site is located in a prominent setting within a small parade of shops at the corner junction of Station Road and North Hyde Road.



Aerial view of the application site and surrounding area

The parade comprises a mix of commercial units to the ground floor with residential accommodation above and is accessed by a service road which is set back from the adjacent main roads.



Northfield Parade

The host property is a mid-terrace property which is surrounded by heavily extended commercial buildings, the site has a side and through access to the rear area providing space for bin storage

PLANNING POLICY

The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

Presumption in Favour of Sustainable Development

Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision-making

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Building a strong, competitive economy

Section 6 refers to building a strong, competitive economy, whilst paragraph 80 states "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Achieving well-designed places

Section 12 of the NPPF refers to design, with paragraph 124 describing how the Government attaches great importance to the design of the built environment, stating that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Paragraph 127 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policy E5: Town and Local Centres

Local parades will be protected, enhanced and managed to ensure they meet the needs of the local community and enhance the quality of life for local residents, particularly those without access to a car.

Policy DMTC 3: Maintaining the viability of local centres and local parades

The Council will protect and enhance the function of local centres and local shopping parades by retaining uses that support their continued viability and attractiveness to the locality they serve. In considering applications for changes of use of shops the Council will ensure that:

- i) the local centre or shopping parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade, and its function in the Borough shopping hierarchy;
- ii) at least of 50% of the local centre or shopping parade is retained as Use Class A1 shops; and
- iii) the surrounding residential area is not deficient in essential shop uses.

SITE PHOTOGRAPHS

The photographs below are of the existing site:



Front of Application Site



Rear of Application Site



View facing No. 7



View facing No. 5



View facing rear of site

PROPOSAL

The proposal is to extend the existing pharmacy to provide the much needed storage required to run the business, see images below of the current lack of space within the pharmacy:







The blocked areas are proving to be a health and safety issue, the proposed extension will open the space for more storage and safer egress from the building, the additional area added will provide the much needed storage required for the business as the clientell have increased in the area, more demand for medicine means more storage required to ensure the patients are served efficiently and on time.

The neighbouring properties have had substantial extensions which cover all their rear land, the proposed is only to extend a further 4 meters leaving an area to the rear for bin storage and cycle storage.

The proposal to retain the height will assist in having more shelves and keep the bulding in character with its existing and surrounding properties.

Careful considerations will be taken to ensure no overlooking issues will occur and agreements with neighbours regarding works being carried out,

The proposed extension would not result in any changes to the parade frontage as no external alterations are proposed to the building at the front.

WASTE AND SERVICING

The proposed use would not produce any significant levels of waste although this would be controlled and disposed of in a manner similar to the existing and surrounding units.

Servicing of the unit would also be approached in the same manner as existing and is not expected to increase as dry cleaning would be collected and delivered just once a day.

CONCLUSION

The proposed extension that is needed for the business to serve the community better will be in keeping with local vernacular and would cause no harm to the existing properties, this will enhance the business going forward and preserve the character and appearance of the area.

The proposal will retain the floor levels as the site is level, careful consideration will be taken to ensure the safe construction of the extension.