

Planning Statement

1262 UXBRIDGE ROAD, HAYES UB4 8JF

Prepared on: 23rd July 2022

Introduction

This Planning Statement has been prepared by **Pankhaniya Services Ltd** and is submitted in support of a new full planning application made on behalf of **DH Enterprises Ltd** (the applicant) of 1278 Uxbridge Road, Hayes UB4 8JF

This planning application seeks full planning permission for:

Proposed Change of use from shop Class E(a) to restaurant Class E(b) & hot food takeaway Class Sui Generis

This Statement should be read in conjunction with the accompanying drawings and application form prepared by Pankhaniya Services Ltd, kitchen extraction & odour control system proposal prepared by Fan services and Noise Impact Assessment prepared by DAA Group.

This new application accompanied by detailed noise and odour information relating to the proposed flue/extract system. This include a noise assessment following the methodology set out in BS4142 and, with respect to odour, it shows that the design is consistent with best practice.

Site and Surrounding Area

This section provides a brief description of the site and the immediate surrounding area, together with a summary of the relevant planning history.

Site

The host property is a mid-terraced property with ground floor is a commercial retail shop with entrance facing Uxbridge road and upper floors are being used as a residential dwelling with private access to the rear. The ground floor unit has an additional rear fire exit. There is ample parking to the front of the property. The site is easily accessible to customers within the local area.

Surrounding Area

The application site is located on Uxbridge road in the settlement of Hayes and is the shop Class E(a)

A Site Location Plan is provided in **Figure 1** below.



Figure 1: Location plan

Planning History

The following application has previously been submitted at the site and is relevant to the proposals:

LPA Ref.	Description	Status
46590/AP P/2022/35 1	Change of use from a shop Class E (a) to a restaurant Class E (b) and hot food takeaway Sui Generis	Withdrawn by client

Design, Character and Impact on the Street scene

Overall, it is considered that in this instance that the proposal would not cause any substantial harm on the amenity of the neighbouring properties and therefore considered to be acceptable.

Impact on Residential Amenities of Adjoining Occupiers

Light, Outlook & Privacy

There is no further extension proposed, so unlikely to result in a significant loss of light or outlook to any of the neighbouring properties.

Bin Storage

There would be three bin storages, residual waste, dry Recycling and food waste at the rear of the site so the bins would be easily accessible to refuse operatives which will allow for straightforward collection.

Drainage

The existing drainage system will be continued.

Fire Safety

London Plan now requires all development proposals to achieve the highest standard of fire safety. All proposed works will meet Part B – Fire Safety and will be checked for compliance by Building Control.

Conclusion

We have now proposed a 'roof mounted extract system' which discharges vertically above eaves level with minimal visual impact.

These assessments provide sufficient evidence that adverse effects would be minimised so far as is reasonable, significant effects or nuisance would be avoided and sufficient details provided of how this would be achieved through design and maintained through operation.

We can also confirm that the proposed operating hours on Saturday has been described as 'late' on this new application.

NOTE:

It is to remind that 1250 to 1256 Uxbridge road-Wishing Well Pub at rear service road has already installed a 'roof mounted horizontal' extract system on top of the rear extension flat roof.