

Change of use of Existing Butcher's shop (A1 Use) to a mixed use of retail and Restaurant/Takeaway units(A1 and A3& A5) with associated internal alterations to provide cooking facility and seating area.

FOR

BYRON'S HALAL MEAT

AT

3 BYRON PARADE, UXBRIDGE ROAD, UXBRIDGE, UB10 0LZ.



13TH March, 2021

Introduction

This is re-submission of Refused Planning application ref; 5249/APP/2019/3752, the only reason of refusal is stated below.

“The proposal, by virtue of the siting and location of the flue and its proximity to adjoining residential occupiers, would be detrimental to the amenities of these occupiers by reason of unacceptable odours, cooking smells, noise and disturbance. The proposal is therefore contrary to Policy DMTC 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)”.

Furthermore EPU Comments in the Officer’s Report regarding Odour says,

“I have serious concerns regarding the proposed location of the flue and its proximity to the nearest sensitive neighbouring receptors, the drawings do not give a clear indication of this distance and suggest that the terminal point will be horizontal. Given that the main building elevation is (sensitive receptors) is less than 4 metres away the terminal discharge point is too close to residential receptors and hence there is a strong likelihood of odours cookings smells being detected by residents who adjoin that building”

It wasn’t demonstrated in the previous (Refused) proposal that the distance of Terminal Point to nearest sensitive receptor is in excess of 4m, which is now amended as per actual measurement on site and is annotated in the submitted plans with this application and it is believed that the above stated objection is addressed. Also it is worth mentioning that a similar Horizontal Terminal, at the

same distance, for the extractor is being used by one of the close neighbouring restaurant.

The site is located in Local Shopping Parade on Uxbridge Road, providing services to local residents' mainly for everyday needs. As existing there is a small café within the Butcher's shop. The applicant bought the property in 2019, due to large size and limited business activity an additional business activity is thought to be a solution in its current struggling situation hence this application for Change of use is being submitted.

Description

Project Type: Change of use of the existing Butcher's shop (A1) to a mixed use as Butcher's Shop(A1 use) and restaurant (A3 use) and Takeaway (A5) to operate as Pizza & Grill Shop.

Location Type: Local Shopping Parade.

Site Area: 79 Sq-m (shop's floor area) with additional 67 sq-m Outbuildings for associated use.

Parking: 3-4 Parkings to the rear of site, Free parking on Service road.

Use

As stated earlier that shop has been running as butcher's shop with some part as a café (A1 use) from last many years however business has been very slow. The applicant has recently purchased the premises and has changed the café part with grocery however it is still not expected to be a viable in terms of business hence the Applicant intends to operate a Pizza shop providing freshly prepared pizzas, breads, grilled food and drinks (only Non-Alcoholic) in almost half of the shop and the remaining half to provide meat and groveries.

Opening hours

It is sought to have increased opening hours from 11am to 11pm (seven days per week).

Scale

Shop size will remain unchanged as no extension is proposed.

Appearance

There would be a small change in existing shop-front by removing the existing double door to two separate single doors. In addition there would be a new illuminated sign board of standard size (same size as existing) and specifications i.e cd/m²(Candelas per square metre) etc. The proposed signage is good design that fits in with the character of the building.

Access

The access to the restaurant/Takeaway will be via the front door which is wide enough for wheelchair access. An access to the premises will comply with Part M – access to and Use of buildings, particularly, access to and into Dwellings.

Use classes of the shops around application site.

There are no Pizza and Grill Takeaways in the vicinity of the Application Site, hence this change of use would help in creating better/mixed business activity in the area.

Conclusion

The proposal to change the use of the existing retail shop will not only be beneficial to the owner but will serve the local community as well. For the past few years the business has been struggling. In its current use the shop provides no benefit to the owner and the local community. If the change of use is permitted it will bring a service to the local community, benefit the local economy and promote the refurbishment of the building not only internally also an improved frontage by new sign board, improving the street scene. The proposed change of use will not impact local traffic or access.

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