

PLANNING STATEMENT

2 Providence Terrace, Lions Lane, Turners Hill, RH10 4NX

1. Introduction

This Planning Statement has been prepared in support of a planning application for the erection of an external aluminium shelter to provide covered outdoor dining accommodation at the front of the existing café at 2 Providence Terrace, Lions Lane, Turners Hill, Crawley, West Sussex RH10 4NX.

The application site lies within the Turners Hill Conservation Area. The proposal seeks to enhance the operational viability of the existing café by providing weather-protected seating for customers throughout the year, particularly during the winter months. The development has been designed to be lightweight, visually unobtrusive and fully subordinate to the host property, whilst preserving the character and appearance of the conservation area.

2. Site and Surroundings

The application site comprises an established café operating from premises within Providence Terrace, situated within the historic core of Turners Hill village.

The surrounding area is characterised by a mix of residential and commercial properties that contribute to the traditional village centre environment. The site occupies a prominent position within the Turners Hill Conservation Area, which is recognised for its historic character, active frontages, traditional building forms and contribution to the rural village streetscape.

The café is a well-established and valued local business serving residents and visitors to the village, contributing positively to the vitality and social function of the conservation area.

3. Description of the Proposal

Planning permission is sought for the installation of an external aluminium shelter positioned to the front of the existing café.

The proposed structure will:

- Provide a covered seating and dining area for café customers.
- Construction from lightweight aluminium framing.
- Remain independent of the principal building structure.
- Be fixed at ground level and restrained to the building only for stability purposes.
- Avoid any permanent fixing to or alteration of the existing building fabric.

- Remain capable of removal in the future without resulting in permanent damage or heritage loss.

The shelter has been designed to meet the operational requirements of the business whilst maintaining a simple and contemporary appearance.

4. Planning Policy Context

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when considering development proposals.

The National Planning Policy Framework (NPPF) supports sustainable economic growth and seeks to ensure that development is sympathetic to local character while sustaining and enhancing the significance of heritage assets.

The NPPF requires proposals affecting heritage assets to be proportionate to the significance of the asset and encourages local planning authorities to take account of the desirability of sustaining and enhancing the vitality of communities and supporting thriving local businesses.

The proposal is consistent with these objectives as it represents a modest development that supports an existing community facility whilst preserving the significance of the Turners Hill Conservation Area.

5. Assessment of Key Planning Considerations

Principle of Development

The proposal represents a modest enhancement to an established commercial use and does not alter the primary function of the premises.

The provision of covered outdoor seating is directly associated with the continued operation of the café and supports the sustainability and economic viability of an established local business that contributes positively to village life and the local economy.

The principle of supporting existing small businesses within village centres is consistent with the objectives of both local and national planning policy.

Design and Appearance

The proposed shelter has been designed to be lightweight, visually simple and subordinate to the host building.

The structure adopts a contemporary form that avoids unnecessary visual complexity whilst remaining appropriately scaled to the frontage of the café. The proposal does not introduce excessive bulk, height or massing and will sit comfortably within the existing streetscene.

Its independent construction ensures that the architectural integrity of the existing building remains unaffected.

Impact on the Conservation Area

A Heritage Statement accompanying the application concludes that the proposed shelter would preserve the character and appearance of the Turners Hill Conservation Area.

The shelter has been carefully designed to:

- Maintain views of the host building.
- Avoid obscuring significant architectural features.
- Respect the established building line and village streetscape.
- Remain visually subordinate to the existing property.
- Be fully reversible without permanent impact upon existing building fabric.

The proposal is modest in scale and will not materially alter the appearance, setting or significance of the conservation area.

It is therefore considered that the development would result in no harm to the significance of the conservation area. Should any limited impact be identified, such impact would be at the very lowest end of the less than substantial harm spectrum and would be outweighed by the public benefits associated with supporting the continued operation and viability of a valued community business.

Economic and Community Benefits

The café represents an important local facility that contributes to the social and economic life of Turners Hill.

The proposed shelter will provide customers with a comfortable outdoor dining environment during periods of poor weather and throughout the winter months, helping to maintain customer numbers and support the long-term viability of the business.

The proposal will therefore assist in sustaining local employment, supporting village centre activity without negatively affecting the conservation area.

Residential Amenity

Given the modest scale of the proposed shelter and its association with an existing café use, it is not considered that the development will give rise to any significant adverse impacts upon neighbouring occupiers.

The proposal does not involve substantial new built form and will not materially affect privacy, daylight, outlook or residential living conditions.

6. Planning Balance

The proposed development delivers clear economic and community benefits through supporting an established local business and enhancing year-round customer facilities.

The shelter has been designed as a lightweight, removable structure that respects the character of the host building and the wider conservation area. It avoids permanent fixing into the building fabric and preserves the appearance of the existing building.

The proposal represents a proportionate and sympathetic addition that achieves an appropriate balance between operational requirements and heritage considerations.

7. Conclusion

This application seeks permission for the erection of a lightweight aluminium dining shelter to the front of the existing café at 2 Providence Terrace, Lions Lane, Turners Hill.

The proposal:

- Supports the ongoing viability of a valued local business.
- Preserves the character and appearance of the Turners Hill Conservation Area.
- Is visually subordinate and sympathetic to its surroundings.
- Involves no permanent alteration to the existing building fabric.
- Delivers social and economic benefits to the local community.

Having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and all other material considerations, the proposal is considered to constitute sustainable development and should be granted planning permission.