

Planning Statement



Erection of Storage Out Building at 6, Copthorne Bank, Crawley, RH10 3QX.

This document has been prepared in support of the planning application for the Erection of Storage out Building and the evidence given in this document should be read alongside the plans forms and other documents submitted with the application.

INTRODUCTION

This design and access statement is submitted in connection with a full planning application for erected Store for Business at 6, Copthorne Bank, Crawley, RH10 3QX.

Application site is Corner Shop facing the Copthorne Bank with the front access. The application is a two-storey property. The ground floor is commercial and, in the floors, above is residential.

This statement should be read alongside the submitted floor plans, site block plan and location plan.

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with the development plan without delay; and where the development plan is absent, silent or its relevant policies are out-of-date, planning permission should be granted unless: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.

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- 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

- Height of the Store building was erected to 2.5m height and the store outbuilding was built within Fence line and adjacent to shop. It is providing 25 square meters additional storage space to shop.
- 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 at side. and will be brought to Copthorne bank road on 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.

- **Site Access**

Main access is fronting to Copthorne Bank Road. The New storage is accessed through the shop and side door. Access to via residential unit is via side door which is located at Side elevation. All the refuse will be placed in allocated wheelie bins without spilling and will be brought to road via side gate on collection day.

- **Collection of Waste**

A local waste 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 and There are some of Car parking on street as well.

- **Car Park**

There are some street parks available on street.

- **Fire Safety**

Store 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 Additional storage is helping cost by reducing number of deliveries. It is helping reduce price.
- 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.
- The Additional Storage is reducing number of deliveries. Therefore, it is reducing Carbon emissions. It is supporting of Government Carbon policies.
- It is considered that the proposed development is 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 is not causing 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.