

Planning Statement

Extension to Unit 17/18 Borers Yard, Copthorne RH10 3LH

Site

Borers Yard is an established industrial area situation in Borers Arms Road, Copthorne. Unit 17/18 has a mixed A1/A3 café/shop use.

Borers Yard has grown steadily and Harbour Holdings has implemented a programme of upgrading and modernising many of the old units in the Yard

Proposal

Unit 17/18 is leased to Olivers Coffee and Wine Bar which is owned and run by a local businessman employing local people. Their requirement is for additional floor space by a single storey front entrance to create a better working environment for the staff, more space for customers and provide a new accessible entrance.

The additional floor space amounts to 30.40 square meters.

Visual Aspect

The addition of the proposed extension will be in keeping with the current style of the building with brick walls and marly modern tiles to match existing.

Parking

The current parking arrangements for Borers Yard will not be affected by the proposal. There are ample marked parking spaces to serve the all units in the Yard. There are no allocated parking bays. There are disabled parking bays at the front of the building.

Access

The proposal makes it possible to improve access within the open plan layout on the ground floor and better access for entry into the building via accessible doors to the side