



Planning Statement

Written and prepared by Breen Planning

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Introduction

Breen Planning (**the Agent**) has been instructed to prepare and submit a variation of condition (section 73) application to Mid Sussex Council (**the Planning Authority**) on behalf of Mr. Bhavin Patel (**the applicant**) for the proposed extension of operating hours as set by condition 2 of planning ref: DM/15/1483 (**the proposal**) at Pizza Hut, 86 London Rd, East Grinstead, RH19 1EP (**the site location**).

Proposal

The purpose of this application is to vary condition 2 of planning ref: DM/15/1483 which seeks to vary this condition to:

The hours of use of the commercial unit hereby permitted shall be restricted to the following to the following times only:

Sunday to Wednesday: 1100 -0130 hrs;

Thursday to Saturday: 1100-0230hrs.

The purpose of this variation is to enable to existing business greatly flexible, in line with other businesses throughout the surrounding area, in order to ensure that business operations can be futureproof and sustainable.

The proposed new operating hours are suggested in accordance with some existing businesses in this area, such as Tops Pizza which shuts at 2am on Friday and Saturday evenings. The propose extended hours would be on a delivery only basis to mitigate against any additional activity in this area.

National Planning Policy Framework

Paragraph 7 of the National Planning Policy Framework (NPPF) states that planning decisions should contribute to the achievement of sustainable development. Paragraph 10 states at the heart of the NPPF is a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Conclusion

In considering this application, it is hoped that the Planning Authority recognised this proposal has been considered in line with the site and surrounding area.

Should any additional information or specialist reports be necessary to assist with the progression of this application, please do not hesitate to contact Breen Planning directly as the acting agent on behalf of the Applicant.