

MID SUSSEX DC

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**DESIGN AND ACCESS STATEMENT AND PLANNING
STATEMENT.**

**PROPOSED CHANGE OF USE FROM KITCHEN
SHOWROOM TO BAKERY WITH OFFICES AT THE REAR
BLOOMSBURY KITCHENS, COPTHORNE BANK,
COPTHORNE RH10 3QZ**

OCTOBER 2025

INTRODUCTION.

1. The proposals to convert the existing kitchen showrooms, which has gone out of business, to a bakery and extending at the rear to provide offices for the Applicant's recruitment business
2. The proposals are to remove the existing conservatory and extending at the rear with a single storey flat roofed extension. It is also proposed to infill at the side to provide separate ladies and gentlemen toilets to serve the shop and offices. It is intended to upgrade the existing structure by providing new DG windows and doors and rendering the existing bare block external walls.

PROPOSALS.

3. The existing building has an existing retail use with offices at the rear of the existing showroom. At first floor is an existing flat not controlled by the Applicant
4. The existing buildings subject to the change of use is constructed with brick/block external walls with a tiled pitched and felt flat roofs. The new building will contain full double glazed U. pvc windows and doors achieving a max U value of 1.3 watts/MC and fitted with security locks throughout. Smoke detection fittings will be installed in the building and all electrical work will be installed by a qualified electrician and fully certified.
5. There is off street parking available on site for up to six cars with adequate turning and manoeuvring space. There is also good on-street parking adjacent to the site.
6. The proposals will not adversely affect the neighbouring properties and the works will enhance the existing tired nature of the existing structure. The provision of a bakery within walking distance of many residence will be a considerable plus for the village.

CONCLUSION.

7. The proposals provide a bakery within the existing village serving the local increasing population. The Client's Recruitment business will be relocated from his existing residence to allow for the business to expand

There is adequate access to the site and the boundary hedges and fences will remain for the benefit of neighbours.