

Planning Statement / Design and Access Statement - revA

1. This application is made on behalf of the leaseholder of both 97 (the existing café) and 99 (current retail) Keymer Road, Hassocks. Café Aroma located at no 97 (class E(b)) and is to be expanded into the neighbouring unit, no 99 previously operating as a barber (class E).
2. This application replaces the previous application ref: DM/24/2516, which was withdrawn by the applicant at the validation stage. The fee paid for that application is to be applied to here, as advised.
3. Permission is sought for the following external alterations:
 - a) Replacement of the shopfront to no. 99, to match that in place at 97
 - b) Replacement signage to both 97 and 99, including protruding downlighters (no internal illumination). Specification of the downlighters to be provided, as not available at the time of submission
 - c) Replacement awning to no. 99, replicating the unit already in place
4. The proposal also includes the creation of an opening between the units to expand the seating capacity, introduce a 'bar servery' area and revised toilet accommodation. The proposal remains within use class E(b) provided under the 2020 use classes.
5. No enlargement of the kitchen is proposed, save for an improved "wash-up" area and as such no addition/revision of the extraction system is needed.
6. Opening hours
The application form does not make allowance for the specific hours of operation, and so we have listed them here. These hours are were used for the original business, and apply now to the enlarged premises (no change)

Monday:	CLOSED
Tuesday:	8am-4pm
Wednesday:	8am-4pm
Thursday:	8am-3pm / 5.30pm-10pm
Friday:	8am-3pm / 5.30pm-10pm
Saturday:	8am-3pm / 5.30pm-10pm
Sunday:	9.30am - 1pm
7. Menu and catering equipment. it is noted that the previous application and validation letter required details of the menu. It is understood that this is to enable assessment of the current extraction equipment and whether the proposal intensifies and issues.

The menus have been provided by the applicant and submitted with the application, in addition the applicant noted that Environmental Health had some involvement in this as follows:

"it's important to highlight that we will NOT be using deep fat fryers because of the proximity to the neighbours and this was a stipulation by Mid Sussex Environmental Health when they visited. We have converted dishes that would usually use fat fryers to use air fryers instead therefore reducing the cooking smells."

Contact us

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Eastbourne, East Sussex, BN20 9SN



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8. Sustainability Assessment

The project combines to existing commercial units, operating them as one business. As such there will be no additional impact as follows:

- a) Drainage – the existing arrangement of foul drainage will be maintained, with the provision of WC's relocated within the building rather than added to
- b) Water – the current kitchen arrangement is to be improved, however the overall consumption of water will not change. Any additional use would be equivalent to that used by the original separate unit
- c) Energy – the restaurant does not specifically use any more energy than would be expected for a commercial retail unit of this size, or the load produced by the two units as they stand alone.

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