P L A N N I N G S T A T E M E N T

76 HIGH STREET , STEYNING , BN44 3RD .

INTRODUCTION

THE PROJECT IS SITUATED WITHIN STEYNING HIGH STREET , BEING THE LOWER PART OF A THREE STOREY LISTED BUILDING , SOME 5 / 600 YEARS OLD .
THE OBJECT NOW BEING . TO IMPROVE / ENHANCE THE FACILITIES , OFFERED BY THE RESTAURANT , ON THE GROUND FLOOR .

1 THE PROPOSED WORKS ARE CONSIDERED MINIMAL , BEING TO REMOVE PART OF THE EXISTING TIMER FRAMED SHOPFRONT [NOT THE ADJOINING TIMBER FRONT ENTRANCE DOOR AND FRAME] , AND TO BE REPLACE WITH A NEW MATCHING TIMBER FRAME SHOPFRONT , NOW TO PROVIDE AN OPENING SECTION IN THE CENTRE .

2 THE EXISTING SHOPFRONT HAS FAR FEWER TIMBER ELEMENTS THAN THE MAJORITY OF PREMISES SET IN THE HIGH STREET , [SEE PLANS / SECTIONS / ELEVATIONS AND PHOTOS AS SUBMITTED] .

3 THE APPLICATION HAS BEEN ARRIVED AT DUE TO THE EXISTING PREMISES BECOMING UNDULY HOT AND OPPRESSIVE , DURING THE RECENT VERY HOT SUMMER WE HAVE JUST EXPERIENCED . THE PREMISES FACE DUE WEST , STRAIGHT INTO THE FULL AFTERNOON / EVENING SUN , THUS CAUSING THE INITIAL PROBLEM .

4 THE APPLICANT ALSO FEELS THAT BY OPENING A SECTION OF THE SHOPFRONT ,THIS WOULD NOT ONLY RESOLVE THE EXCESSIVE HEAT SITUATION , BUT WOULD ALSO FACILITATE SALES DIRECT FROM THIS OPENING , SUCH AS TEA'S , COFFEE'S , ICE CREAM AND CAKES , TO THE PASSING PUBLIC WITHOUT REQUIRING THEM TO ENTER THE PREMISES .

5 THE PROPOSAL WILL NOT IN ANY WAY DETRACT FROM THE APPEARANCE , STRUCTURAL STABILITY OR FOUNDATIONS , OF THE PROPERTY . IN FACT COULD WELL BE SEEN TO ENHANCE AND EVEN BRING IT MORE INTO LINE WITH THE OVERALL APPEARANCE / CHARACTER OF THE HIGH STREET .

6 THE SIZES AND COLOURS OF NEW MATERIALS , WILL BE FULLY MAINTAINED , TO MATCH EXACTLY THOSE , WHICH HAVE BEEN IN PLACE FOR MANY , MANY YEARS . THUS THE CHARACTER AND STYLE OF THIS BUILDING AND THE STREET SCENE IN GENERAL WILL NOT BE AFFECTED IN ANY WAY .

7 ON CHECKING WITH THE 'HERITAGE DEPARTMENT', WAS INFORMED THAT A FULL 'REPORT' WOULD NOT BE REQUIRED , AND INDEED WAS ALSO INFORMED THAT AS [THE WORKS REQUIRED WERE SO MINIMAL] ,THEIR WORDS THAT ANY FEE PAYABLE WOULD BE REDUCED TO 50% , SHOULD IT EVER BE DECIDED THAT A REPORT WAS DEEMED NECESSARY .

GORDON DIXON [AGENT] : [ON BEHALF OF APPLICANT]