

Planning Statement – Change of Use from Class E (Shop) to Sui Generis (Hot Food Takeaway)

This statement has been prepared in support of a full planning application for the change of use of the existing premises from Class E (Commercial, Business and Service – retail shop) to a Sui Generis use (hot food takeaway), including a small ancillary seating area.

The proposed development seeks to provide a mixed-use operation comprising both takeaway and limited dine-in facilities. The internal seating area will occupy approximately 15 square metres, representing a minor proportion of the overall floor space. This seating is intended to be ancillary to the primary function of the unit, which is the preparation and sale of hot food for takeaway.

The proposed opening hours are between 12:00 and 20:00 daily. These are considered modest hours for this type of use and are not expected to give rise to adverse impacts on neighbouring properties in terms of noise, disturbance, or general amenity.

The nature of the operation, including the limited seating provision and controlled hours, ensures that customer numbers and associated activity will remain low to moderate. As such, the proposal is not expected to result in significant increases in footfall, traffic generation, or parking demand beyond what would typically be associated with a small commercial unit.

Appropriate extraction and ventilation measures will be installed to ensure that odour and noise are effectively managed in accordance with environmental health requirements. Details of such systems can be provided to the Local Planning Authority if required.

Overall, the proposal represents a modest and appropriate change of use that will support local economic activity while maintaining the amenity of the surrounding area. The development is considered to comply with relevant local and national planning policies and is therefore respectfully recommended for approval.

Conclusion

In light of the above, it is considered that the proposed change of use will not result in any significant adverse impacts and will provide a beneficial addition to the local area. Approval of this application is therefore sought.

Kind regards,
Hamad Masqood