
Planning Statement

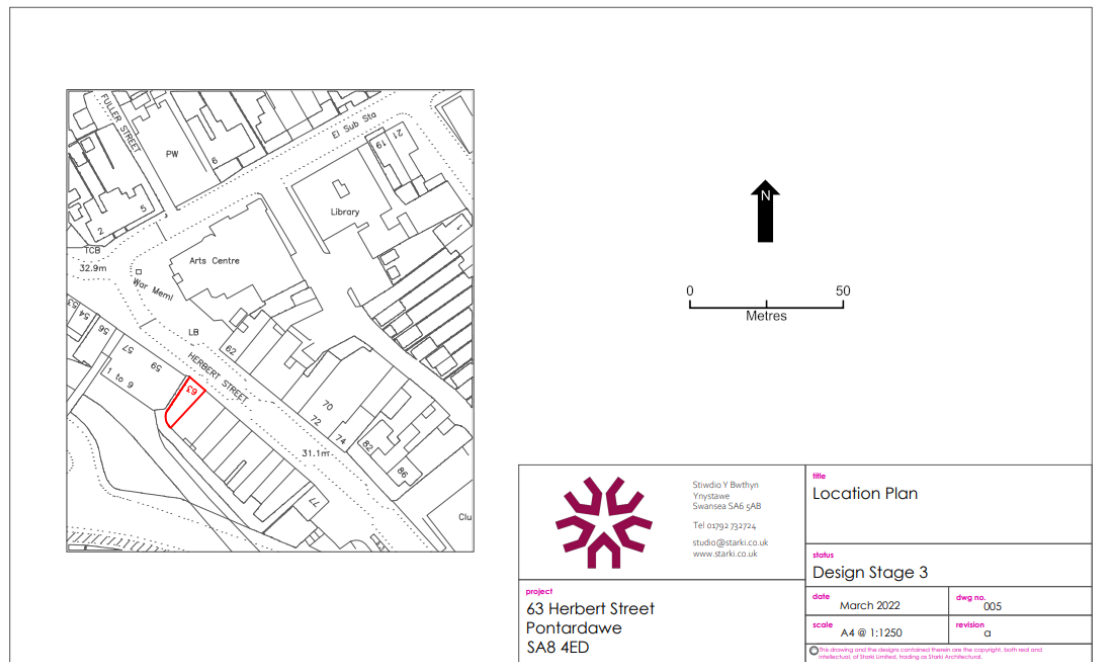
Change of use from A1 retail to include A3 Sui generic use



Client David Frost
Design Stage 3
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The application seeks consent to convert the existing building at 63 Herbert Street, Pontardawe, into a mixed A1, A3 Sui generic use.



Location Plan

The functions of the shop and café would work on overlapping times. During the daytime opening hours, both elements would work together with the shop space taking the left rear section of the property to stack produce for sale. From the shop's closing time, the stock would be taken away from the shelving system which would then be utilised as a tabled and stooled area, to increase the capacity in the café for those wishing to visit after regular working hours. A store room located to the rear of the ground floor would be used to secure produce at this time.



Existing General Layout

The flat at first and second floor is existing and is used as ‘manager’s accommodation’ by one of the property’s owners and business operator. This is accessed via a door located on the ground floor of the side elevation.



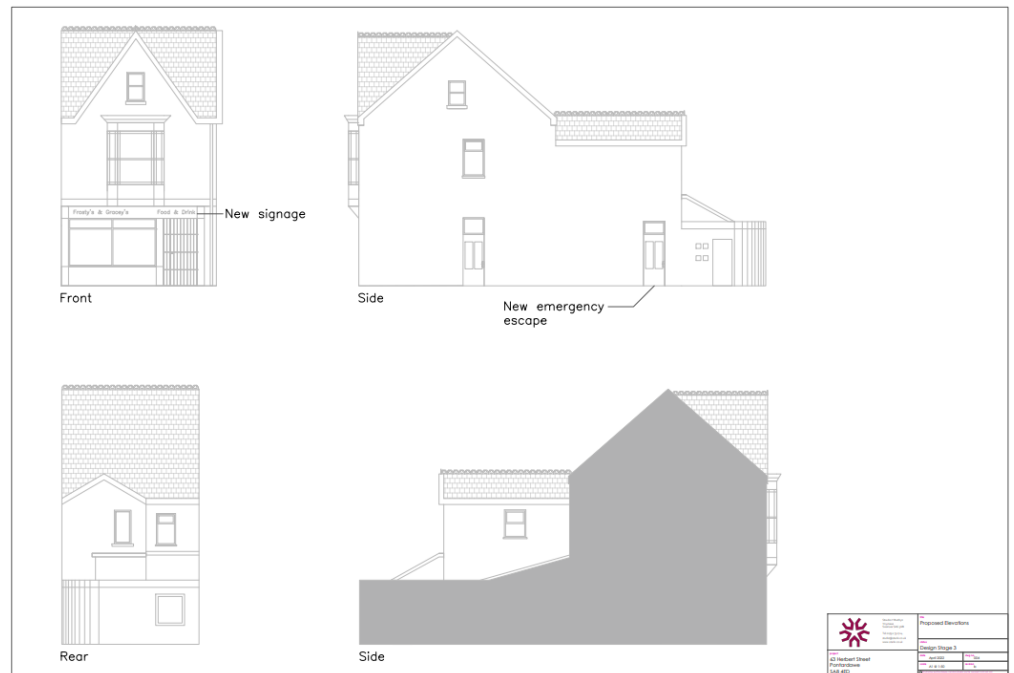
Existing Elevations

The existing stairs are proposed to serve the café’s kitchen and storage areas, and the first floor flat. The proposal includes secure entrances to both the kitchen/store area and the residential flat at the first-floor landing area.



Proposed General Layout

The sui generic use has been included following advice received on the pre-application enquiry under the 'Analysis of Proposal': "Planning permission for this will be required, as you would be changing the use to a mixed use A1 and A3 Sui generic use."



Proposed Elevations

There are minor changes proposed to the building's exterior, including revised signage to reflect the proposed use of the property, and the opening of a formerly blocked off window to incorporate a new emergency escape. All other design proposals are interior.



Proposed General Layout with access illustration

For the avoidance of doubt, there is a blocked off doorway to the rear of the property along the side elevation. This is to remain blocked off.

Furthermore, the property's owner will remain resident in the first and second floor flat. The residential space will not be marketed for rent or sale unless there is prior agreement and permission from the Local Authority.