

PLANNING STATEMENT

PROPOSAL: Change of use and subdivision of vacant ground floor commercial premises (formerly a hot food takeaway) to create two separate commercial units comprising a hair salon (Use Class E) and hot food takeaway (Use Class Sui generis), including shopfront alterations to provide separate entrances, erection of a single-storey rear extension and associated internal alterations

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1. Introduction

This Planning Statement has been prepared in support of a planning application for the change of use and subdivision of the existing vacant ground floor commercial premises at 3 Granville Road, Melksham, together with shopfront alterations, the erection of a single-storey rear extension, replacement extraction flue, and associated internal and external alterations.

The ground floor premises was formerly occupied as a hot food takeaway (fish and chip shop) and is currently vacant. The proposal seeks to subdivide the existing commercial unit into two independent commercial units comprising:

- Hair Salon (Class E); and
- Hot Food Takeaway (Sui Generis).

The existing first-floor residential flat is unaffected by the proposal and will remain in residential use.

The proposal represents the sustainable reuse of a vacant commercial premises, securing its long-term occupation while improving the appearance and functionality of the building through new shopfronts, upgraded extraction equipment and a modest rear extension.

2. Site and Surroundings

The application site comprises a vacant ground floor commercial premises with an independent residential flat above.

The property forms part of a small parade of four commercial units on Granville Road. The parade provides local convenience services and sits within an established residential area, serving the day-to-day needs of the surrounding community.

The premises was most recently occupied as a fish and chip shop but has since become vacant.

The site benefits from existing customer parking spaces located directly to the front of the parade, providing convenient short-stay parking for visitors and reducing pressure on surrounding residential roads.

The proposal provides an opportunity to bring a vacant commercial unit back into productive use while maintaining the established commercial function of the parade.

3. Planning History and Established Use

The premises has an established history of commercial use, most recently as a hot food takeaway.

The lawful operation of the previous takeaway demonstrates that food-related commercial activity has already been established at this location.

The proposal therefore retains an established takeaway use while introducing a complementary Class E use in the form of a hair salon.

Rather than intensifying the commercial use of the site, the proposal represents a more efficient use of the existing premises by creating two modest commercial units capable of supporting independent local businesses.

4. Proposed Development

The proposal comprises:

- subdivision of the existing commercial premises into two independent units;
- creation of a hair salon;
- retention of a hot food takeaway;
- alterations to the existing shopfront to provide two separate commercial frontages and independent entrances;
- erection of a single-storey rear extension;
- replacement of the existing rear extraction flue with a modern extraction system;
- associated internal alterations; and
- associated external works.

The proposed shopfront alterations are necessary to facilitate the subdivision and will provide an attractive, active frontage appropriate to the character of the parade.

The first-floor residential flat remains unaffected.

5. Planning Policy

The proposal has been assessed against:

- National Planning Policy Framework (NPPF);
- Wiltshire Core Strategy;
- Relevant saved policies and the Wiltshire Local Plan;
- Relevant design and amenity guidance.

The proposal has been assessed against the following key planning considerations:

- principle of development;
- impact upon the character of the area;
- residential amenity;
- highway safety and parking;
- design;
- odour and environmental impacts.

6. Principle of Development and Impact on Local Parade

The proposal represents the sustainable reuse of an existing vacant commercial premises within an established local shopping parade.

The retention of a hot food takeaway reflects the lawful historic use of the premises, whilst the introduction of a hair salon broadens the range of local services available to nearby residents.

The proposal will:

- secure the reoccupation of a vacant commercial unit;
- support local employment;
- improve the vitality and viability of the local parade;
- maintain an active commercial frontage;
- increase consumer choice;
- provide additional services within walking distance of surrounding residential areas.

The proposal therefore supports the economic objectives of the NPPF by promoting the effective use of an existing commercial building.

7. Highways, Access, Parking and Deliveries

The proposal is not expected to result in any significant adverse impact on highway safety or the local road network.

The application site benefits from existing customer parking spaces located to the front of the premises, providing convenient short-stay parking for visitors to the commercial units. This existing provision reduces the likelihood of additional parking demand being placed on surrounding residential streets.

The site is located within an established residential area where many customers are expected to make short local journeys, with a significant proportion likely to access the premises on foot.

The proposed commercial units are modest in scale and are not expected to generate levels of traffic materially greater than those associated with the previous hot food takeaway use.

The premises also benefit from an existing service lane to the rear, which provides direct vehicular access for servicing and deliveries. Deliveries associated with the hot food takeaway will be undertaken via the rear entrance, ensuring that servicing activities do not interfere with customer parking or traffic movements on Granville Road. Deliveries will be limited in frequency and restricted to 09:00–18:00, Monday to Saturday, with no deliveries on Sundays or Bank Holidays, thereby minimising potential disturbance to neighbouring residential occupiers.

Commercial waste collections will also be undertaken from the rear service area where practicable, further reducing any impact on the public highway.

Given the existing customer parking provision, established rear servicing arrangements, and the modest scale of the proposal, the development is considered acceptable in highways terms and is not expected to result in unacceptable impacts on highway safety, parking or residential amenity.

8. Residential Amenity

The surrounding area is predominantly residential and protecting neighbouring amenity has been an important consideration throughout the design process.

Potential impacts associated with the takeaway use will be mitigated through:

- modern extraction equipment;
- responsible waste management;
- appropriate servicing arrangements;
- suitable opening hours; and
- good site management.

The proposal is not considered likely to result in unacceptable noise, disturbance or odour.

9. Odour and Extraction

The premises previously operated as a hot food takeaway and already benefits from an existing extraction flue positioned to the rear of the building.

As part of the proposed development, the existing flue will be removed and replaced with a new commercial extraction system designed to comply with current Environmental Health requirements and recognised industry standards.

The replacement system will incorporate modern grease filtration, carbon filtration and odour control measures, providing a significant improvement over the previous installation.

The replacement flue will be positioned broadly in the location of the existing extraction system, ensuring effective dispersion of cooking fumes while minimising visual impact.

Accordingly, the proposal represents an enhancement to the previous arrangement and will provide a higher standard of environmental performance.

10. Opening Hours

The proposed opening hours are:

Hair Salon

Monday – Saturday: 09:00 – 18:00

Sunday: Closed

Hot Food Takeaway

Monday – Saturday: 11:00 – 23:00

Sunday and Bank/Public Holidays: 12:00 – 22:30

The proposed hours are appropriate for the scale of the businesses and provide a balance between commercial viability and protection of residential amenity.

The applicant is willing to agree reasonable conditions relating to opening hours should this be considered necessary by the Local Planning Authority.

11. Waste Management and Litter Control

Appropriate waste management arrangements will be provided for both commercial units.

A 1,100-litre commercial waste bin will be provided within the site for the storage of commercial waste. The bin will be securely stored within the designated service area and will be emptied by a licensed private waste contractor on a regular basis, ensuring that waste is managed efficiently and does not accumulate on site.

Management measures will include:

- Provision of a 1,100-litre commercial waste bin;
- Secure on-site storage of commercial waste prior to collection;
- Regular collections by a licensed private waste contractor;
- Staff undertaking routine inspections of the immediate area to remove any litter associated with the premises.

These measures will ensure that waste is managed responsibly and that the premises and surrounding area are maintained in a clean and tidy condition, thereby protecting the amenity of neighbouring occupiers and the appearance of the local parade.

12. Design, Shopfront Alterations and Appearance

The proposal includes a modest single-storey rear extension together with alterations to the existing shopfront to facilitate the subdivision of the premises.

The new shopfronts will provide two attractive commercial frontages with independent access, improving the appearance of the building while maintaining the character of the parade.

The replacement extraction flue will be located to the rear of the property, replacing the existing installation with modern equipment of improved design and performance.

Overall, the proposal represents a visual improvement to the existing premises.

13. Conclusion

The proposal represents an appropriate, sustainable and well-designed redevelopment of an existing vacant commercial premises.

The development will:

- bring a vacant commercial unit back into productive use;
- create two viable commercial units;
- support local employment;
- retain an established takeaway use;
- introduce a new local hair salon;
- improve the appearance of the building through new shopfronts;
- replace the existing extraction equipment with a modern system that complies with current Environmental Health standards;
- provide a modest rear extension to improve the functionality of the premises;
- make use of existing customer parking provision; and
- protect the amenity of neighbouring residents.

The proposal makes efficient use of an existing commercial building, enhances the vitality of the local parade, and accords with the objectives of the National Planning Policy Framework and the relevant policies of Wiltshire Council.

Planning permission is therefore respectfully sought.