

PLANNING, DESIGN AND ACCESS STATEMENT

1 Arcade Place, Romford, Essex, RM1 1RS



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APPLICATION CONTEXT

- 1.0 This statement has been prepared in support of an application for full planning permission at 1 Arcade Place Romford. The planning application, the subject of this statement relates to the proposed single storey front extension to the northwest elevation of the Restaurant. This represents important new investment to allow the business to expand and evolve, to meet demand and to operate more efficiently. The proposal would also lead to increased employment opportunities. The extension will create an additional 34.5m² of floorspace in to act as an extension to the restaurant creating a more spacious and comfortable dining experience. The extension will create an additional seating area.**
- 1.1 The Restaurant has grown to be extremely popular and is unable to meet demand in its current form. There has been a recent planning approval for additional temporary seating to the front, but the approved scheme included too many compromises that were made to mitigate perceived visual impacts, at the expense of functionality, efficiency and viability. The owners have realised that the previously approved extension would not have resulted in sufficient need to justify the investment.**
- 1.2 The design of the single-storey front extension would offer continuity to the previous extensions of the building, in terms of scale, external appearance, massing and materials. The proposal**

would improve the solid to void ratio on this road frontage, which would create an attractive commercial appearance, generating interest and activity in the street scene; this is the most public frontage of the building, but at present its appearance reflects the fact that it is a side elevation.

- 1.3** The building is not Listed; it does not lie within a Conservation Area and there are no heritage assets nearby that would be affected by the proposal. The building is an interesting amalgamation of various extensions, it is well maintained but because of the piecemeal additions and its orientation in relation to the principle road frontage, it is of little aesthetic or architectural value.

SITE LOCATION AND CHARACTER

- 2.0** The application site is situated at the junction of Arcade Place and Exchange Street and comprises of a restaurant the Braza steakhouse.
- 2.1** Arcade place is pedestrian walkway, but also serves as service road to commercial building plus car parking spaces.
- 2.2** The building is not within a conservation area and does not fall within the curtilage of listed building. The immediate surrounding area is wholly commercial in character.

PLANNING HISTORY

- 3.0** Similar planning applications have previously been submitted at the application site. Most recently, temporary planning consent was granted on 26/03/19 for seating on forecourt including retrospective application for existing wooden structure within highways.

3.1 This current application is essentially an extension of the previously approved planning applications – this time introducing solid glazed extension to the front.

- **P0465.21 - Retrospective application for external seating area on existing forecourt
Approved with condition 02-07-2021.**
- **A0003.19 - approved with cons Retrospective advertisement consent for 3 composite signs and 1 banner.
Approved 26-03-2019.**
- **P0076.19 - Temporary permission for seating on forecourt including retrospective application for existing wooden structure within highways.
Approved 17-01-2018.**

POLICY ANALYSIS

4.0 Policies DC34 (Walking), DC55 (Noise) and DC61 (Urban Design) of the LDF Core Strategy and Development Control Policies Development Plan Document are also considered to be relevant.

4.1 Policies SD6 (Town centres and streets) and T2 (Healthy Streets) of the London Plan 2021 are relevant.

4.2 Further to this, the new Havering Local Plan (2016-2030) has been submitted for consideration with the Secretary of State. This document has now been formally adopted.

4.3 The National Planning Policy Framework is relevant.

MATERIAL CONSIDERATIONS

5.0 The proposal is fundamentally consistent with the National Planning Policy Framework. The proposal represents sustainable development, socially, environmentally and economically, for which there is a presumption in favour. The proposal is broadly

consistent with the policy aims of the Local Plan, in particular the aim to promote diversity through mixes of use which work together to create vital and viable places.

- 5.1 The proposed development seeks to meet demand from local people, it will create new employment opportunities and it will improve choice and competition. The proposal represents sustainable development.
- 5.2 The design of the proposal is in keeping with the existing building but represents an improvement to this north-western elevation, it adds interest to the street scene and adding activity to this frontage. The proposed extension is modest in scale and subservient to the existing building.
- 5.3 The proposed extension will not have a detrimental impact on visual amenity; the building is not historically or architecturally significant and there are no special landscape or streetscape vistas that warrant protection. The position of the proposed extension was utilised as part of the front seating area.
- 5.4 The site is easily accessible by a variety of modes of transport; the site benefits from a good-sized car park and on-street parking are available on the surrounding road and multi-car parking facility, but there should be encouragement for use of alternative modes of transport through limiting parking provision. The number of bus service runs along South Street and Romford Station, and the restaurant is a short walk from station, including various bus routes. There is sufficient space to the rear of the restaurant to provide additional parking, but it is considered that this would represent a net detriment in terms of the character of the site and through discouraging more sustainable forms of transport. The owners will happily provide cycle parking if it is considered beneficial and would accept a suitably worded condition in this regard.
- 5.5 The proposal will provide security and surveillance of the forecourt and any potential problems can be attended to very quickly.

- 5.5 All things considered, on balance, there is a strong case in support of the proposed extension.**

CONCLUSION

- 6.0 The proposal, the subject of the application seeks to provide a sustainable form of development. The proposal will strengthen the business and contribute to the continued provision of this important local facility.**

- 6.1 As has been demonstrated, the proposal is consistent with the aims and guidance of the National Planning Policy Framework and Planning Practice Guidance and the proposal broadly accords with the Local Plan. It is clear that the proposal, with the benefit of typical planning conditions, will not have any unreasonable impact on:**

- The amenities of nearby residential occupiers.**
- Visual amenity, through suitable, subservient design replicating the existing.**
- Highway safety.**
- Water quality or flood risk.**
- Landscape or biodiversity.**

- 6.2 Benefits of the proposal will include:**

- Investment and the economic benefits that go with it.**
- Up to 5 new employment opportunities.**
- More efficient business operations; and**
- Making the building more adaptable to meet changing future needs.**

- 6.3 It has been demonstrated that there would be no material consideration that outweigh the presumption in favour.**

- 6.4 The planning history of the site demonstrates that this type and form of development is suitable in this location and has co-existed with adjacent uses perfectly satisfactorily.**

RECOMMENDATION

- 6.5 The proposals accord with the relevant planning policy framework, national and local. Furthermore, it has been shown that other material considerations do not highlight any particular concern. In all the circumstances, it is respectfully requested that the application is approved without delay in accordance with the Development Plan and S.38(6) of the 2004 Act.**