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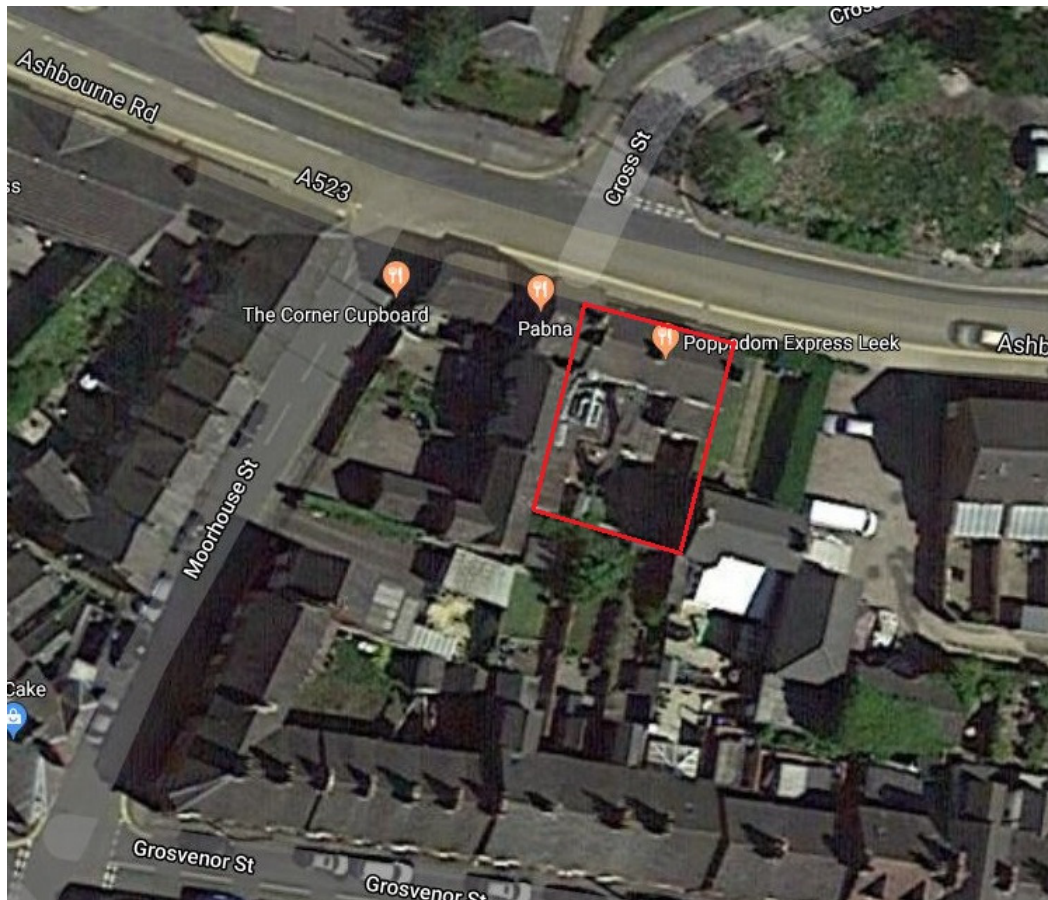
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Design and Access Statement

APPLICATION TO VARY THE EXISTING PERMISSION FOR TWO STOREY EXTENSION (SMD/2020/0035) AT PABNA INDIAN RESTAURANT, LEEK, ST13 5AS



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Introduction/Context

This design and access statement has been prepared to accompany the application to vary the existing permission for a two storey extension. Pabna has been functioning as a restaurant since 1997 and since then has grown and become an established restaurant within Leek. Due to its success it is fully booked most weekends and Friday nights and is now in a position where they need to expand in order to cater for the demands of their clients. The proposed additional dining area will provide a private area that can be booked separately for special functions.

The planning permission (SMD/2020/0035) is for a first floor extension positioned above a previously permitted ground floor extension granted in 2015 (SMD/2015/0717).



The original building is a pair three storey terrace style properties previously knocked through to form a single building, a metal external staircase at the rear served the first and second floor as an escape stair. Approved plans PL04J proposed for the first floor to be offset from the ground floor wall on the eastern elevation to allow for a walkway from first floor and escape staircase from second floor. This would have been guarded by tall privacy screens to prevent anyone overlooking the neighbouring garden (20 Ashbourne Road) During the determination period of the previous application, complaints were lodged relating to potential noise arising from the first floor dining room affecting the residential properties on Moorhouse Street who back on and adjoin the restaurant. An existing extract ventilation system serving the kitchen is located to the rear of these properties. The approved plan PL04J left a gap between the rear of the residential properties, for the ventilation system.

Proposal

The application is vary the existing approval to allow the first floor to be built on the wall on the eastern elevation, the western wall would be moved across as well to sit on top of the existing kitchen wall, which shall essentially offset the first floor to allow the escape staircase to descend in the gap between the extension and the rear of the properties. This will result in a first floor width similar to the original approval but offset further away from the rear of the residential properties, which shall also make the construction easier.

The rear wall of the first floor extension would be built over the ground floor rear wall, again making a simpler construction, having the escape stairs in the middle of the space also means that we don't need the path at the back for the escape stairs.

The existing external store beneath the escape stairs on ground floor would have the roof extended over to provide better protection when collecting from the store in bad weather conditions, essentially creating a porch.

The first floor extension has no windows to maintain privacy to the neighbouring properties. There is an opportunity to bring natural light into the space with the inclusion of a flat roof window, having toughened glazing.