

DUSK NEIGHBOURHOOD BAR

PLANNING STATEMENT

CHANGE OF USE OF EXISTING RETAIL UNIT (USE CLASS E(a)) TO NEIGHBOURHOOD BAR (SUI GENERIS)

Site Address:

75 High Street West
Glossop
Derbyshire

1. INTRODUCTION

This Planning Statement has been prepared in support of a planning application for the change of use of the existing retail premises at 75 High Street West, Glossop, from a retail unit (Use Class E(a)) to a neighbourhood bar (Sui Generis).

The proposal seeks to bring a currently vacant commercial unit back into active use through the creation of a small independent neighbourhood bar serving the local community.

2. THE SITE

The application site comprises a vacant ground floor retail unit located on High Street West within Glossop town centre.

The premises were most recently occupied as a convenience store and are currently vacant.

The site lies within the Norfolk Square Conservation Area.

3. THE PROPOSAL

The proposal comprises the change of use of the premises from retail use (Use Class E(a)) to a neighbourhood bar (Sui Generis).

No extensions are proposed.

No structural alterations are proposed.

Internal works are limited to the creation of a bar area, lounge area and associated customer facilities.

The existing WC facilities and fire escape arrangements will be retained.

The existing shopfront, glazing and entrance door will be retained.

No changes are proposed to the external appearance of the building as part of this application.

No changes are proposed to the overall footprint of the building.

4. OPERATION OF THE BUSINESS

Dusk Neighbourhood Bar is intended to operate as a small independent neighbourhood bar serving the local community.

The business is not intended to operate as a nightclub, late night entertainment venue or high volume drinking establishment.

The emphasis will be on providing a relaxed, welcoming and community focused environment where customers can enjoy drinks in comfortable surroundings.

The premises will provide a bar area together with informal lounge style seating.

The business will primarily serve alcoholic and non alcoholic beverages in a relaxed neighbourhood bar environment.

The venue will have a modest customer capacity and will operate on a significantly smaller scale than traditional public houses and larger licensed premises.

The business is expected to initially operate primarily between Friday and Sunday, although the proposed operating hours provide flexibility for future operation and bank holiday trading.

5. PROPOSED HOURS OF OPERATION

Monday to Friday

16:00 to 00:00

Saturday

12:00 to 00:00

Sunday

12:00 to 23:00

Bank Holidays

12:00 to 00:00

6. NOISE AND AMENITY

The proposal relates to a small scale neighbourhood bar intended to serve local residents and visitors to Glossop town centre.

Background music will be played within the premises.

Occasional live acoustic music performances may be held.

The premises benefit from an existing sound insulated ceiling which assists in reducing the transmission of noise to neighbouring properties.

Any live music events will be limited in scale and appropriate to the size and character of the venue.

No external drinking area is proposed as part of this application.

Customers will be encouraged to leave the premises in a considerate manner and respect neighbouring occupiers.

Given the modest scale of the proposal, the existing town centre location and the sound insulation already present within the premises, it is considered that the proposal will not result in unacceptable impacts upon neighbouring amenity.

7. CONSERVATION AREA

The premises are located within the Norfolk Square Conservation Area.

No significant alterations are proposed to the external appearance of the building.

The existing shopfront, glazing and entrance arrangements are to be retained.

The proposal relates solely to the change of use of the premises and does not involve any alterations which would affect the character or appearance of the conservation area.

The proposal is therefore considered to preserve the character and appearance of the Norfolk Square Conservation Area.

8. EMPLOYMENT AND ECONOMIC BENEFITS

The proposal will bring a vacant commercial unit back into active use.

The development is expected to create employment opportunities associated with the operation of the neighbourhood bar.

The proposal will contribute positively to the vitality and viability of Glossop town centre and support the local evening economy.

9. CONCLUSION

The proposal represents the beneficial reuse of a vacant town centre commercial unit.

The development involves no structural alterations, no extension and no changes to the external appearance of the building.

The proposal will provide a small independent neighbourhood bar, create employment opportunities, support town centre vitality and preserve the character and appearance of the Norfolk Square Conservation Area.

Planning permission is therefore respectfully requested.