

Design Access Statement

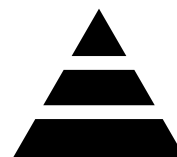
Planning Application June 2025

Site: 34 BOSTON ROAD, HOLBEACH SPALDING PE12 7LX

Proposal: Change of use part of existing car wash into new restaurant (E use class) and take away (sui generis) with installation of extraction flue system to rear side, new shop front and rear single storey extension.

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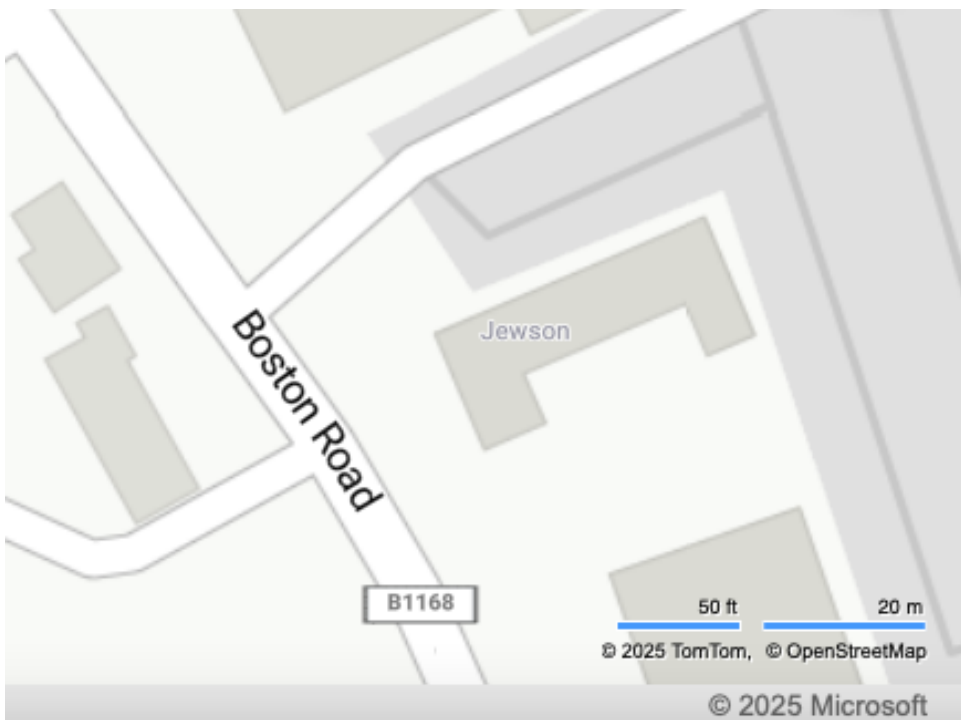
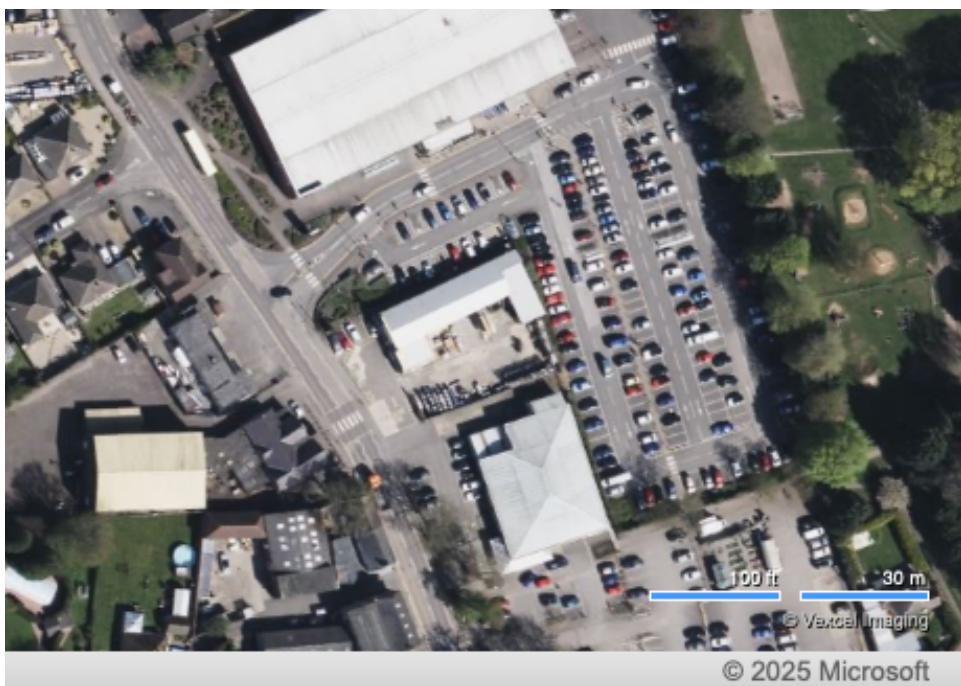


Delta Tech Ltd

Architecture & Construction

Site details:

The property is located on the eastern side of Boston Road, north of Holbeach. Set within a predominant area of residential dwellings but along a parade of mixed commercial uses. The properties along Boston Road vary in design and style, brick built typical two or three storey buildings with pitch and flat roofs, commercial unit on the ground floor and residential or offices on upper floors. The architecture and construction of buildings within the neighbourhood are from the early 20th century. The site faces west with Boston Road running in a general north to south direction along the site locality. Nearby areas include Fleet Hargate to the east with Whaplode to the west. The application site is single storey structure set within ample lot, currently used as car wash. The application will utilise a small section of the unused site and take advantage of the large car park area.



Proposal:

This statement is in support of an application for the change of use part of existing car wash into new restaurant (E use class) and take away (sui generis) with installation of extraction flue system to rear side, new shop front and rear single storey extension. The proposed restaurant would provide good number of internal seating area for patrons to enjoy hot cooked food, especially for shoppers, whilst also providing a new food outlet service for the local community.

The proposal intends to also provide much needed economic boost to the existing area by providing a new hot food outlet within the locality with seating thereby attracting patrons from the local community and businesses. The introduction of a new business and hot food outlet would in turn also provide the employment of extra staff from the community.

The new proposed restaurant would incorporate acoustic insulation, between the extraction flue system and the ceiling. Anti-vibration mounts would also suppress any noise from the system reaching nearby receptors along the route of the flue (please see Annex). The motor of the extraction systems would be incorporated within the rear section of the flue with added extra acoustic insulation and anti vibration mounts.

The extraction flue system would exit to the rear side, up to the roof and finally terminate at roof level pointing away from windows of nearby units. The exit level of the extraction system is at a level beyond existing cooking extraction system within the parade. The flue is minimal in size and can be easily camouflaged to match the existing brickwork and or colour of the host building to ensure it blends into the host building. Importantly, the flue system would utilise extreme levels of filtration with the aid of ESP/ozone filtration system. These systems would be located within the unit, the space would be also acoustically insulated to prevent any form of noise disturbance. The site is located some significant distance away from any sensitive receptors and thereby noise nor odour disturbance will be introduced to the locality.

The new shop front will incorporate material from the neighbouring sites and construction methods in order not to detract the street scene.

The site benefits with car parking for patrons immediately to the side and on site, plus the site has additional space for new cycle storage, motorbike/scooter parking for delivery riders and staff parking within the rear car park yard and thereby the proposal should not increase nor cause harm to highway users.

The site will use the existing rear yard for refuse storage and collection which is accessed via Boston Road with the use of large wheelie bins.

The proposed extension is minimal in nature and provides additional internal space for the new proposed restaurant/take away without affecting the existing car wash business but taking advantage of free space within the rear yard. The size of the unit is designed not to cause any form of loss of light nor loss of privacy for nearby properties.

Planning Policy:

National Planning Policy Framework (2021)

The NPPF was reissued in 2021 and sets out the Government's planning policies for England and is a material consideration in planning decisions. This edition replaced the original NPPF from March 2018. The document covers a wide variety of planning matters, providing advice to LPAs on plan making and decision making (development management).

Running centrally throughout the NPPF is a presumption in favour of sustainable development which ties together economic, social and environmental objectives. For decision making, Paragraph 11 states that this means approving development that accords with an up to date development plan whilst, where no up to date development plan is in place, granting permission unless there is a clear reason for refusing development or the adverse impacts outweigh the benefits.

Paragraph 85 notes that “planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.” It continues that LPAs should “promote... vitality and viability...by allowing them [town centres] to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses.”

The NPPF asserts that planning should not act as an impediment to sustainable growth and states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 notes that:

“[I]f regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Local Planning Policies

Material:

The proposal of new shop front and new entrances will match existing material and designs, including the rear extension being constructed from brickwork to match the host building.

Size:

The size of the proposal and site can be seen clearly on attached plan copies.

Access:

The ground floor provides easy access for those with limited movement. The site benefits from excellent communication with public transport within short walking distance including local buses and large car park for patrons.