

Design and Access Statement



BACKGROUND:

Identification of the Property:

Address: 6a Station Road, Thurnscoe, Rotherham S63 0JR

Freehold Interest in the Property:

Freeholder: Mr James Wallis

Executive Summary

Wallis Power Sport Betting are applying for planning permission to change the planning use class of the existing premise from Sui generis - Payday Loan to Sui Generis - Betting Office.

The shop is currently a Pawn Shop, but the owners are looking to close this operation. As a result Wallis Power Sport Betting are proposing to open a Bookmakers on the premises.

Opening Hours:

It is proposed that the betting shop will operate the following opening hours:-

- Monday to Saturday 9am - 7pm
- Sunday 11am – 5pm

Employees:

The betting shop will employ 1 full time member of staff with 4 part time staff.

This equates to 2 members of staff working at any one time.

Access Statement:

The existing shop is open to the general public.

Access to the premises is currently directly off Station Road. There is a single step up from the street. It is not possible to eliminate the step as the landlord only owns the footprint of the building. The footpath is owned by the local authority. The principal entrance door is also directly in line with a pedestrian light controlled crossing, which would make any proposed alterations to incorporate a ramped entrance difficult to achieve without adversely affecting the public footpath/crossing.

It is not proposed to alter the internal layout of the premises as part of this planning application.