

2327:

DESIGN AND ACCESS AND PLANNING STATEMENT

Rev #

Change of Use from Class E (Curtain Shop) to Class Sui Generis (Dog Grooming Salon) 31b, Windsor Street, Burbage.

INTRODUCTION

The proposal is for a change of Use of a former Curtain Shop (ClassE) at 31, Windsor Street, Burbage to a Dog Grooming Salon (Sui Generis).

The applicant is familiar with the premises and is satisfied it offers everything that is needed to operate the premises as a Dog Grooming Salon.

No works are proposed to change the appearance of the property.

DESIGN COMPONENTS

Site

Windsor Street has a slight fall from Freemans Lane towards Strutt Road and on to Lutterworth Road.

Site Area

The site area is 197.8m² (including access from Windsor Street).

Footprint

The existing footprint of 31b, Windsor Street is 24.2m²

Height

The overall height of the existing property is approximately 6.16m

Overlooking

The premises does not overlook or is overlooked by the neighbours.

Statement

It is not proposed to alter the existing appearance of the property.

Drawings-

01_2327_00 (Location Plan)

02_2327_00 (Existing and Proposed Block Plan)

03_2327_00 (Existing Plans and Elevations)

04_2327_00 (Proposed Plans and Elevations)

LANDSCAPING

The existing site faces on to Windsor Street

The rear of the site is surfaced for deliveries.

No landscape works are proposed.

ACCESS COMPONENTS

Internally -

The premises are on one level.

Car Parking -

The site has vehicular access for off road car parking, maintenance and deliveries at the rear.

Degree of access

The existing access to the site has been retained and the hard surfaces will be improved and will have sustainable drainage for the surface water.

There is sufficient room on the driveway for visitors to park and access the property.

Emergency access

The property can be accessed by emergency vehicles from Windsor Street.

CLOSING STATEMENT

Please accept this Design and Access statement in support the change of use from Class E to Sui Generis.

The applicant has assessed the premises as being suitable for the business's needs.

No alterations to the external appearance of the premises are proposed.

We respectfully request that the local planning authority support this application.