

PLANNING STATEMENT

Key Components of a Change of Use Planning Statement:

- **Site & Surroundings:** The site is located on Factory Road, adjacent to Pamela Mann Limited and The Black Horse. Land Adj Nylon Hosiery Factory Road, Hinckley. It has held planning for garage use since 1990 (90/00683/4 ERECTION OF 15 GARAGES) and has been used as such. Title number LT390080.



- **Proposed Development:** The intended use is to change the use to self-storage B2 planning (General Industrial) use.
- **Planning Policy Context:** Assessment against national policy and local council development plans.
- **Planning Justification (Appraisal):**
 - **Impact on Neighbours:** There is no effect or impact to neighbours as there are no structural changes.
 - **Highways & Parking:** Access has not changed.
 - **Character and Appearance:** There is no effect to the character or appearance as nothing has changed.
 - **Need & Benefits:** The need for B2 use is that tenants would like to store other possessions than vehicles.
- **Conclusion:** It is a simple change of use, the appearance and traffic is not affected as it is merely for the change of use so established tenants are able to store other possessions other than cars/vehicles.