Design & Access Statement

Change of use from car showroom (Sui Generis) to mixed A1 (Retail) and B1(Business) 136 Ashby Road, Hinckley, LE10 1SN.

September 2009

Introduction

This statement is submitted in support of the change of use from car showroom (Sui Generis) to mixed A1 (Retail) and B1(Business) 136 Ashby Road, Hinckley, LE10 1SN.

This Design and Access Statement (DAS) has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2006.

In accordance with National Planning Policy advice in Circular 01/2006 (DCLG) "Guidance on Changes to the Development Control System" the level of detail presented in this DAS is proportionate to the scale and complexity of the application.

As a minor development references were made to the relevant planning policies. These are predominantly the saved Local Plan policies as they take primacy in the determination of such an application and are consistent with the broader aims of Regional and National Planning Policy Statements.

Relevant Planning History

77/01749/4M Change of use to car showroom and ancillary workshops and office space.

Key Policy Considerations

EMP2: Expansion of existing employment uses.

EMP4: Employment development on sites other than those allocated for employment uses.

Retail 14:Extensions to existing shops.

T5: Highway design and vehicle parking standards.

BE1:Design and siting of development.

Principle

The site is located within the settlement boundary of Hinckley and benefits from planning permission granted in 1977 for use as a car showroom. Given the nature of this use, the change to a business more closely resembling a

storage and distribution operation is deemed to be acceptable in relation to the floor space proposed.

Design and use

The proposal will include the display and sale of goods and equipment for elderly / disabled individuals although this will be ancillary in nature to the main warehouse / storage function of the building.

Primarily the site will function as an operational base for the distribution of goods and equipment resulting from sales made off site. The proposed office space will provide the administrative support associated with the business as a whole.

There will be 6 members of staff at the premises and 8 mobile engineers based off site. The delivery of stock and equipment is anticipated to occur twice daily depending on trading conditions. Opening hours will be 8.00am to 17.30pm Monday to Friday only.

In terms of alterations these are limited to the replacement of the roller shutters on the western elevation and a modest single storey extension on the eastern elevation. The re-introduction of the windows in the western elevation improves the appearance of the site when viewed from Ashby Road reflecting the adjacent residential properties. The existing roller shutter serving the car showroom is repositioned adjacent to the access.

Ecology and landscaping

There will be no implications in relation to the ecology of the site and all existing hedgerow and vegetation will be retained.

Access

The current access arrangements will remain unchanged and all parking provision will be accommodated within the curtilage of the site.

Conclusion & Justification

In terms of scale, there will not an intensification of use above and beyond the historical use of the site as a car showroom. There will be no manufacturing of equipment on site and the amenity of the adjacent properties will remain unaffected.

The application is submitted on this basis and is recommended for officer support and subsequent approval.