

Planning Statement

Proposed Development Garage Conversion

At

Garage to the Rear

Of

74 London Road

Widley

PO7 5AG

Revision 1

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Description

The garage is located at the rear of 74 London Road which has been used as additional storage space for the ground floor commercial use. The applicant is now looking to draw this use to a formal position with the addition of a small office use within this space.

Site Planning History

No history

Design Proposal

The proposed conversion will be based on a new internal wall with insulation and a small wc to the rear with new lighting, heating and full internal decoration.

Externally the front garage door is to be removed and replaced with a upvc double glazed unit incorporating a single door and composite cladding.

The rear elevation garage door to be removed and replaced with composite cladding.

It is the intention of the applicant that the use will remain with L A Barbers.

We can confirm that 2 full time employees max are to be working full time within the converted garage with staff numbers operating between both buildings.

Access

Access to be directly from the proposed single door only and used as a private office / storage space. It is anticipated that given the size only 2 members of staff would work within this space, with no allowance for customer parking or access.

The hours of working would follow the existing commercial ie 08.30 to 18.00

At this time no parking is proposed.

Conclusions

The proposed development will provide a much needed service with little impact on the surrounding area with no unacceptable adverse effect on the amenities of adjoining or nearby residents and commercial activities.