



Supporting Planning Statement
Fartown Car Sales
York Avenue
Fartown

Introduction

This statement has been prepared by **AKPlanning** in support of a planning application for the use of part of a car repairs garage for car sales. The area in question was previously used in connection with the adjacent garage. It is no longer required as that part of the repairs business no longer operates, albeit it is the last known use.

The car sales use partly commenced as the applicant did not realise that planning permission was required for car sales which is considered to be a materially different use to car repairs. This has been discussed with Council officers and it was agreed that the best way forward was to submit an application.

Site Location and Description

The site is located off York Avenue with a single vehicular access. It is flat and open being a former car park. There are dwellings to the south and west and the repairs garage to the east. The aerial view below shows the site: -



Background

The whole of the site obtained planning permission in 2017 for: -

ALTERATIONS TO FIRST FLOOR TO FORM LIVING ACCOMMODATION, FORMATION OF PITCHED ROOF AND CLADDING TO EXTERNAL WALLS, AND ERECTION OF STORAGE UNIT

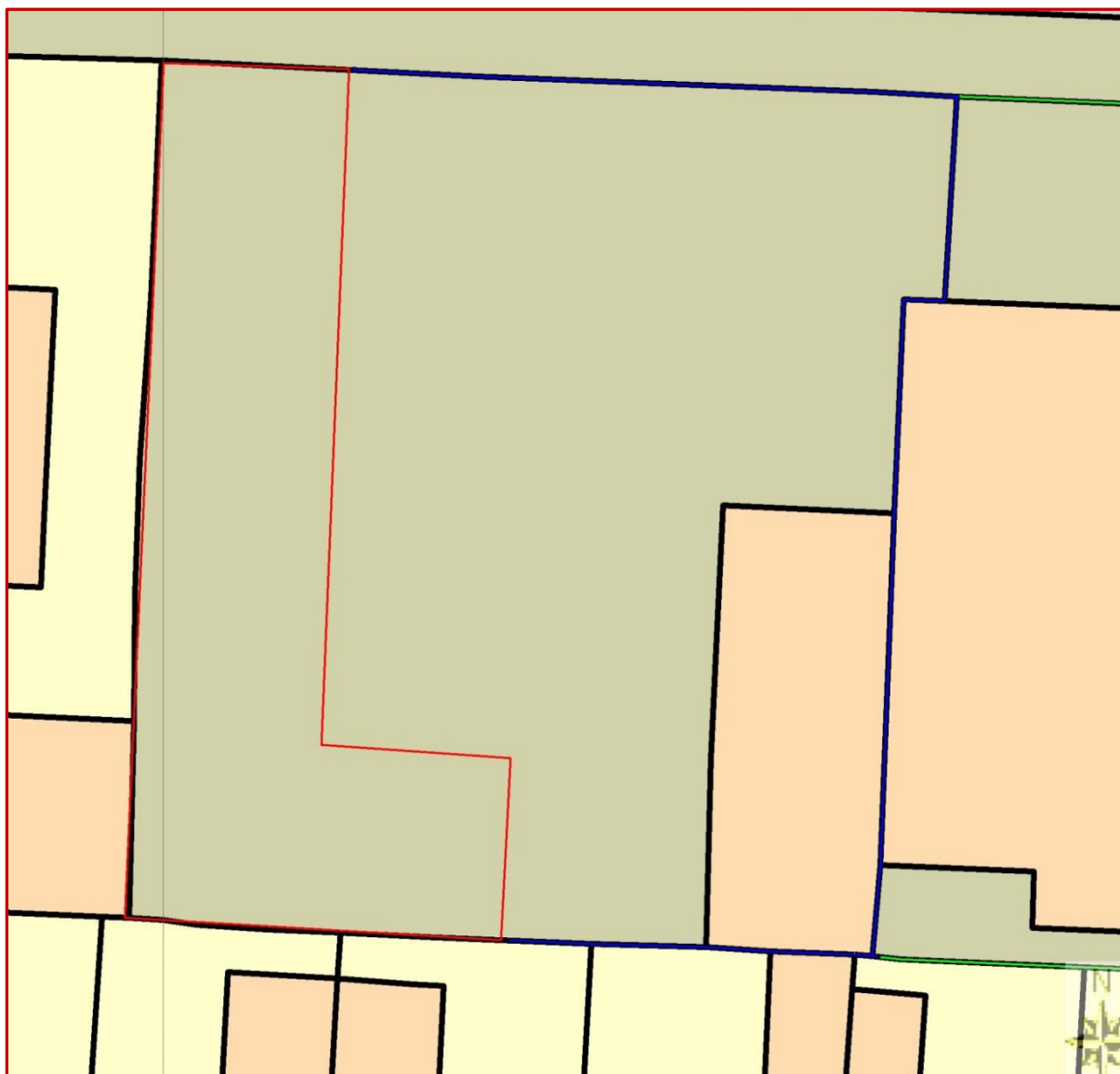
This consent was partly implemented, the storage building has not been constructed.

Proposal

It is proposed to operate limited car sales from part of the car park. There will be a maximum of 14 cars parked in a similar configuration to the photograph below.



The site layout is shown on the plan below, cars will be sold from the red area, the landlord owns the rest of the yard (shown blue) which has a single access. He also owns the building/land adjacent (shown green).



There is ample space within the blue line for vehicles to manoeuvre and there is ample space for 14 cars to park in the red line area.

Given the limited number of cars for sale it would be unusual for more than a single customer to be on site. The cars are actually sold online, and on-site visits are usually arranged (there is no formal office on site with a permanent presence solely relating to car sales). Staff are available to talk to, but they are based within the adjacent existing garage building.

New Fence

To assist in protecting the amenities of neighbours a new fence at 3m high is proposed along the rear boundary between existing neighbouring buildings. This was requested by environmental health officers but relates to a different matter and does not effect the car sales.

Conclusions

The car sales is very low key with only 14 cars on site. There is no need for any more staff to be onsite than already exists. The car park area is currently under-utilised with virtually no parking. Access is via a single point which is wide enough for two cars to pass and has good visibility. Space is available internally for customers to park and turn.

Car sales is a quiet use and will not affect the amenities of neighbours. It is therefore our conclusion that this application can be granted.

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