



The address is in use as a mechanical garage in contravention of its permitted usage, and already has an adverse effect on neighbouring properties in terms of highway safety and antisocial behaviour. I see no measures in this application that would reliably resolve these issues on a permanent basis. Points in the application itself appear not to be accurate.

The address's use as a garage has had a large negative impact on the safety and general amenity of George Street. The street is consistently lined with vehicles in various states of disrepair, and whose condition and position pose a hazard to pedestrians accessing the educational establishment at the head of the cul-de-sac, and often obstruct the safe passage and inevitable turning of vehicles dropping children off.

The application itself says no parking spaces will be created or removed, and the proposed plans are optimistic as to how many vehicles will be accommodated off road, given that the only photograph of the address in the supporting Heritage Statement has a medium sized family MPV parked at the front of the garage, and its front end clearly overhangs / obstructs the pavement.

It is proposed that the garden of a neighbouring residential property is used for parking vehicles connected with the address. Clearly this is not satisfactory, as there is no obligation on the family members / current occupants to consent to such use, nor remain in residence for as long as the address operates as a garage and/or the revised use permission is in place.

The Heritage Statement also proposes Monday-Saturday 9am-7pm use where the garage sign in the same document clearly states open 7 days, and the address already operates outside of these times to the detriment of access and the amenity of residents and visitors.

Since beginning to operate, the garage has been a focal point of numerous incidents of antisocial behaviour and damage. People connected to the garage are abusive to neighbours and visitors who request vehicles are moved, and vehicles have been damaged creating glass deposits on the highway where children are walking to nursery.

I note that the application declares that there are no issues with trade waste or effluent, which appears to be inconsistent with an establishment that will, presumably, be generating waste rubber, contaminated plastic, and used fluids from vehicles.

I draw your attention to these points and urge a negative decision regarding this matter.