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Design and Access Statement

The applicant wishes to apply for planning approval for the change of the Use Class from Use Class A1 (Shops) to Use Class of Sui Generis (Beauty Salon)



10 West Street
Swadlincote DE11 9DE

Prepared on behalf of:





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1.0 Introduction

1.1 This report has been prepared by UK Surveyors Ltd on behalf of Miss. Amy O'Brien to identify design and access issues relevant to the proposed change of the Use Class.

1.2 The applicant wishes to apply for planning approval for the change of the Use Class from Use Class A1 (Shops) to Use Class of Sui Generis (Beauty Salon).

1.3 This Design and Access Statement accompanies an application for change of use at:

- **10 West Street, Swadlincote DE11 9DE**

1.4 As this is a proposal for a change of the Use Class, some aspects such as the social and economic context are of limited applicability.

1.5 This design and access statement aims to demonstrate the principles of good design and safe and inclusive access for all have been considered from the outset of the development process.

1.6 This design and access statement has been written in accordance with the CABI document 'this design and access statements: How to write, read and use them' published in 2006 and 'Guidance on information requirements and validation' published by the Department of Communities and Local Government in March 2010.

1.7 The CABI 2006 states that:

'It is important that the design and access statement are written specifically for the application they accompany and the amount of detail they contain should reflect how complex the application is'.

1.8 Furthermore the 2010 guidance states that the level of detail required in a design and access statement depends on the scale and complexity of the application.



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2.0 Site Description

2.1 The application site is a character full three storey mid-terraced late Victorian property constructed using decorative stonework under a dark grey/brown slate tile pitched roof.

2.2 Main entrance is centralized and has a recess in approx. 850mm from the shop frontage.

2.3 The upper floors of the property are taken up by residential accommodation, these are not under the occupancy of the applicant.

2.4 The range of occupiers located within the area of West Street is of mixed retail with some commercial occupiers.

2.5 Situated in the heart of the town centre the application site lies within a local Conservation area.

2.6 The property is situated within the pedestrianized section of West Street within the town centre of Swadlincote.



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3.0 The Proposal

3.1 The applicant wishes to apply for planning approval for the change of the Use Class from Use Class A1 (Shops) to Use Class of Sui Generis (Beauty Salon).

3.2 Ground Floor

Works to the property will include:

- Full refurbishment of the ground floor area
- Installation of WC
- Installation of partition walling (area separation to the rear)
- Formation of 2x treatment areas
- Formation of reception and waiting area

3.3 There are no plans to carry out any external works to the property.



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4.0 Planning History

4.1 The local authority planning website has confirmed that there are 3x historic planning applications associated with the application site.

4.2 Application Reference: 9/2018/0472

Change of use of ground floor from retail (Use Class A1) to a hot food take away (Use Class A5) and change of use of first floor to create 2 flats 9 (Use Class C3) with the creation of a mezzanine floor and change of use of second floor to create 1 flat (Use Class C3).

4.3 Application Reference: 9/2011/0856

The change of use from A1 (use as shop mobility) to D1 (community use).

4.4 Application Reference: 9/2003/0844

The felling and pruning of trees to the rear.



5.0 Relevant Planning Policy

5.1 Planning and Compulsory Purchase Act 2004

4.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

5.2 The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied to achieve sustainable development, which it sees as consisting of following three dimensions, economic, social and environmental. Although the Framework does not change established planning law and the need for planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise, it is clear that the Framework should be considered a material consideration in planning decisions.

5.3 The NPPF must now be taken into account in the preparation of local and neighborhood plans and is a material consideration in planning decisions.

5.4 The NPPF gives particular encouragement towards job creation and economic growth; provide additional support for the reuse of the premises in the manner suggested in the planning application.

5.5 Paragraph 14

It is underlined the importance of delivering sustainable development through the planning system. It states that "at the heart of the National Planning Policy Framework is a presumption in favor of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking". The NPPF states that for decision making this means:

- Approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

5.6 Paragraphs 18 – 22

Supports building a strong, competitive economy, the creation of jobs and prosperity, and significant weight to be placed on the need to support economic growth through the planning system. It states that the Local Planning Authority should plan proactively to meet the development needs of businesses, and that investment in business should not be overburdened by the combined requirements of planning policy expectations.

5.7 Paragraph 70

Seeks to deliver the social, recreational and cultural facilities and services the community needs.

5.8 The Framework contains a set of 12 core land use principles which should underpin both development management and plan making. These Core Planning Principles are set out at Paragraph 17 of the NPPF. Particular relevance to this planning application is the role that the planning system should play in ensuring that every effort is made to "objectively identify and then



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meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth”.

5.9 The Framework very clearly underlines the Government’s commitment to ensure that the planning system does everything it can to support sustainable economic growth. It states that “significant weight should be placed on the need to support economic growth through the planning system” (paragraph 19).

5.10 In assessing planning applications the advice is clear, that local planning authorities “should apply the presumption in favor of sustainable development”. This means that authorities should have regard to paragraphs 18 to 219 of the NPPF, which taken as a whole, constitute the Government’s view of what sustainable development in England means in practice. It is therefore important for local planning authorities to make decisions that reflect a balance of economic, social and environmental considerations.

5.11 With regards to transport issues the NPPF seeks to encourage sustainable transport modes, to give people a real choice about how they travel. Developments that generate significant movement should be located where the need to travel will be minimized and the use of sustainable transport modes can be maximized. The NPPF does however make clear that development should only be prevented or refused on transport grounds where the “residual cumulative impacts of development are severe” (paragraph 32).

5.12 Planning for Growth

The Minister of State for Decentralization and Planning issued in March 2011 a written statement which highlighted the role planning has to play in helping rebuild Britain’s economy. The Statement recognizes that there is a pressing need to ensure that the planning system does everything it can to help secure a swift return to economic growth.

5.13 The Government’s top priority in reforming the planning system is to promote sustainable economic growth and jobs. The Government is clear that the expectation is that the answer to development and growth should wherever possible be yes, except where this would compromise the key sustainable development principles set out in national planning policy. The statement makes clear that there is a strong presumption in favor of sustainable development.

5.14 Local Planning Authorities should consider fully the importance of national Planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession. Local Planning authorities should consider the range of likely economic, environmental and social benefits of a proposal such as increased consumer choice and more robust local economies.

5.15 In determining planning applications local authorities should ensure that they give appropriate weight to the need to support economic recovery. The statement makes clear that the Secretary of State for Communities and Local Government will take the principles set out in Planning for Growth into account when determining planning applications that come before them for a decision and in particular, they will attach significant weight to the need to secure economic growth and employment.

5.16 Furthermore

“It should improve an area’s visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area” (Policy 7.4A).



5.17 **Policy 7.4B**

Advises that planning decisions should seek to ensure that buildings provide a high-quality design response that:

- Allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area;

5.18 **South Derbyshire Local Plan Part 1**

The Adopted Local Plan Part 1 covers the period 2011 to 2028 and is the strategic element of the Local Plan. It sets the long-term vision, objectives and strategy for the spatial development of South Derbyshire.

5.19 The plan sets the amount of housing and employment development required within the District over the plan period, allocates strategic housing and employment sites and contains policies used in the determination of planning applications.

South Derbyshire is one of the fastest growing areas of the country. With its central location in the UK and high quality of life that is set to continue into the future for current and future residents.

5.20 The challenge for the Local Plan is to make room for the new development we need in the District, in ways which enhance the quality of life for everyone. This means making sure new developments are of the highest possible quality, allow people easy and convenient access to jobs, essential day-to-day services and other services by walking, cycling, public transport and reducing the need to use the car.

5.21 It also means addressing as far as is possible the need for new school places, traffic congestion, climate change, flooding and housing that is affordable in choosing areas for development as well as conserving what's special about South Derbyshire's heritage and natural environment.

5.22 **Part F of policy RTL1 of the Local Plan Part 2**

Notes that the loss of retail uses within the town centre could be permitted where it has been demonstrated that a retail use would no longer be viable, this should include evidence that the unit has been unsuccessfully marketed for a retail use for a period of at least 6x months.

5.23 **Swadlincote Conservation Area Management Plan**

Conservation areas are defined in law as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (s69 Planning (Listed Buildings and Conservation Areas) Act 1990). They embrace the quality and interest of an area as a whole, rather than individual buildings within it. Local planning authorities have a statutory responsibility to designate and review them. Conservation areas can bring many benefits, including giving greater controls over demolition, minor development and tree felling.

5.24 Conservation area designation is the primary means by which the distinctive qualities of Swadlincote can be safeguarded. Designation alone, however, will not secure the preservation and enhancement of the town centre and active management is vital to ensure that Swadlincote can adapt and develop in a positive way.

5.25 A Conservation Area Management Plan explains in detail how the special character of the town will be preserved or enhanced through recognition of threats, pro-active management and local commitment, supplemented with programmes and guidance. It complements the



Conservation Area Character Statement, which defines the special characteristics that contribute towards the special architectural and historic interest of the settlement. The aim of the Conservation Area Management Plan (CAMP) is to ensure that Swadlincote Conservation Area becomes a sustainable settlement, enabling lasting investment, promoting high quality and timeless design, and creating the conditions to enable local businesses to thrive and re-invest in the historic fabric.

5.26 Planning Policy Context - Conservation Areas

National planning policy regarding conservation areas can be found in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF 2012).

5.27 To complement the NPPF the government has brought out further guidance in the form of planning practice guidance. There is a specific guide for Conserving and Enhancing the Historic Environment, co-authored with English Heritage, which is regularly updated. 2.4 Local Plan policy supplements this and is part of the Local Development Framework. Part 1 of the new Local Plan, which will replace in part the 1998 Local Plan, was submitted to the Secretary of State in August 2014 and an Examination in Public was held in November/December 2014. Chapter 8 in the Plan deals with the Built Environment and specifically Policy BNE2: Heritage Assets. Further detailed Heritage policies will be contained in Part 2 of the Local Plan.

5.28 This CAMP is a Supplementary Planning Document (SPD). The role of a SPD is not to introduce new policies, but rather to provide guidance on local planning matters that are consistent with national and local planning policy.

5.29 This SPD is intended to provide guidance to the public and developers when considering proposals in or on the edge of the Conservation Area. It will also use it as a material planning consideration in the determination of relevant planning and advertisement applications. It complements other guidance documents and SPDs:

- Better Design for South Derbyshire Guidance
- Historic South Derbyshire
- Swadlincote Town Centre Vision and Strategy 2012
- Swadlincote Town Centre Masterplan
- Display of Advertisements

5.30 Summary of Special Interest

The Swadlincote Conservation Area Character Statement published in its final form in January 2015 provides a detailed understanding of the significance and special qualities of the Conservation Area.

5.31 In the 19th century Swadlincote became an internationally recognized centre of glazed pipe and sanitary ware production. In the 1820s the industrial development of the coal and clay industries was still at an early stage but by the late 19th century Swadlincote had become the foremost area for the production of salt-glazed sewerage pipes.

5.32 Swadlincote's heyday was relatively late, and short, compared to most towns. It was still described as a village in directories as late as 1857, finally earning the description of 'small market town' by 1870.



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5.33 Swadlincote's origins are as an introspective mining and clayware centre that grew up around pits and factories but by 1900 it had become a bustling commercial centre with numerous small shops. It still retains numerous local independent shops and a high degree of survival of traditional shopfronts, most still in use for shops.

5.34 The historic buildings constructed predominantly during the late 19th and early 20th centuries, were of smooth red brick and terracotta.

5.35 There are a number of high quality and architecturally distinctive buildings within the town centre, built to high design standards using the new technologies and materials of their day (e.g. terracotta and cast-iron).

5.36 There are two important groups of industrial buildings: the former Woodward's (Hepworth's) Pipeworks at Coppice Side and Sharpe's Pottery. They span a long history of development of the two main strands of the local pottery industry. The most striking landmarks associated with the industries are the tall, distinctive 19th century brick industrial chimney stacks and bottle kiln.

5.37 Car Parking Guidelines SPD (2012)

The Car Parking Guidelines SPD was published in February 2012 and sets out the car parking standards which the City Council will apply when considering planning applications for new development.

5.38 The standards are derived from those stated within the Planning Policy Guidance Note 13: Transport (PPG13), although it should be noted that PPG13 has now been withdrawn. However, the standards promoted the efficient use of land, and the promotion of sustainable transport choices

5.39 Parking Guidelines Supplementary Planning Document (2012) encourages the provision of adequate car parking, whilst promoting travel via public transport, cycling and walking.



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6.0 Planning Policy & Heritage Considerations

6.1 The clear advice in the NPPF is to encourage economic growth which means granting planning permission unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development proceeding”.

6.2 The balance of impacts such as investment, economic as well as, sustainability, and health benefits, overall weigh strongly in favor of the proposal.

6.3 The level of employment and investment the proposal will generate within the local area cannot be underestimated as the proposal will contribute significantly to the local economy

6.4 Heritage Considerations

The works carried out at the application site are minor and focused on the internal refurbishment of the ground floor area. As there are no works being carried out externally the property will maintain its historic heritage.

6.5 Overall the proposed works will preserve, refresh and enhance the appearance of the property, in turn improving the quality of the environment and reinforcing a both strong and positive street scene.



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7.0 The Process & Assessment

7.1 Assessment

The application site has a lawful Use Class A1 (Shop) to Use Class of Sui Generis (Beauty Salon).

7.2 In this instance, we believe that no objection would be raised to the principle of the change of the Use Class to Sui Generis (Beauty Salon).

7.3 The development proposal should be considered on the grounds of whether the existing Use Class A1 (Shop) use of the premises is needed and if it demonstrates effective use of the land. In addition, the council should allow flexibility to respond to the challenging economic circumstances and thus enable the premises to be used for alternative purposes in uncertain economic times.

7.4 It is therefore considered that the proposals are appropriate and will not have a detrimental impact on the either neighbors or the occupiers within the surrounding area.

7.5 In preparing the scheme, we feel that the proposal will strengthen the existing building parade by diversifying the goods and services on offer within the local area. This will have a positive economic impact as well as enhancing the character of the area, whilst still maintaining the properties historic heritage.

7.6 It is believed that the proposals will service local needs as the site is easily accessible by car, foot and bicycle and is relatively easy to access.

7.7 When preparing the scheme, careful consideration has been made to ensure the proposals will not have a detrimental impact upon any neighboring amenities that may be in the local vicinity.

7.8 With a good design standard it is predicted that the proposed use within this location will serve the needs of both locals and local businesses.

7.9 Taking the above into consideration the application site is the most appropriate location for the proposals within the locality.



8.0 Design Components

8.1 With regards to the CABE guidance and relevant planning policies, this section examines the design principles and concepts that have been applied to particular aspects of the proposal. In undertaking this assessment, we have had regard to adopted Local Plan policies and the adopted Supplementary Design Guidance which generally encourage high standards of design in all developments.

8.2 Use

The proposed change of the Use Class from Use Class A1 (Shops) to Use Class of Sui Generis (Beauty Salon) at the application site is considered to be appropriate as the intended use will enhance the surrounding area by having a positive impact on the surrounding area.

8.3 The proposed hours of operation

- Monday: 09:00 – 17:00
- Tuesday: 09:00 – 18:00
- Wednesday: 09:00 – 17:00
- Thursday: 09:00 – 19:00
- Friday: 09:00 – 17:00
- Saturday: 09:00 – 17:00
- Sunday & Bank Holidays: Closed

8.4 Amount

The application site has a total floor area of 233.8sm which is to remain the same.

8.6 Works to the property will include:

- Full refurbishment of the ground floor area
- Installation of WC
- Installation of partition walling (area separation to the rear)
- Formation of 2x treatment areas
- Formation of reception and waiting area

8.6 There are no plans to carry out any external works to the property.

8.7 It is judged that the proposals will not have any detrimental impact upon the character or appearance of the area.

8.8 Scale

The scale of the unit is defined by the existing building scale, this is to remain the same.

8.9 There will be no effects on the character of the surrounding area in terms of scale and massing, the development will be no greater in size than other buildings within the area and it considered being appropriate in the location.

8.10 Appearance

The proposals consist of internal refurbishment works, as discussed above.



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8.10 The proposals are for the internal design to be of a modern and functional.

8.11 Currently the designs of the premises are in accordance with the relevant districts planning design guidelines and in accordance to the overall appearance of adjoining properties appearance.

8.12 The view of the application site is in harmony with the overall appearance of site and the overall view is smart, clean and clinical.

8.13 Landscaping

There are no areas of landscaping associated with the application site so there are no intentions to carry out a landscaping scheme.

8.14 Access

Pedestrian access to the property will continue to be from the front elevation of the application site.

8.15 The site is also located within walking distance of community facilities and other local services and public transport links.

8.16 The site is in a central location with very good connections to local public transport links. It is envisaged that most of the visitors to the site will have traveled on foot or by public transport. Any traffic generated by the development will be small and not have a significantly detrimental impact on parking, existing traffic issues, pedestrian and highway safety.

8.17 The proposed development is well connected to the local area via the network of footpaths and cycle paths.

8.18 It is considered that the site is accessible by public transport ensuring that users will have equal and convenient access to the site. The proposed use will therefore offer a sustainable local service for local residents and workers, reducing the need for journeys out of the local area, in keeping with National Planning Policy.

8.19 Public Transport

It is not considered that the proposal would give rise to significant amenity issues by way of noise and disturbance. The applicant intends to cater for the local population so it is not anticipated the use would generate a high level of car journeys. Although, the site has excellent public transport links, if customers did travel from further afield, it is unlikely that their presence would result in additional strain on the parking provision of the area.

8.21 Public Transport

Local public transport is within easy walking distance of the application site, this includes the following:

8.22 Buses

Pick up and drop off points for the 21, 21E bus services are located approx. 100 meters from the application site on West Street.

8.24 It is considered that the site is accessible by public transport ensuring that visitors will have equal and convenient access to the site. The proposed uses will therefore offer a sustainable local service, reducing the need for journeys in and out of the city, this is in keeping with National Planning Policy.



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8.25 Car Parking Guidelines SPD (2012)

The Car Parking Guidelines SPD was published in February 2012 and sets out the car parking standards which the City Council will apply when considering planning applications for new development.

8.26 The standards are derived from those stated within the Planning Policy Guidance Note 13: Transport (PPG13), although it should be noted that PPG13 has now been withdrawn. However, the standards promoted the efficient use of land, and the promotion of sustainable transport choices

8.27 Parking Guidelines Supplementary Planning Document (2012) encourages the provision of adequate car parking, whilst promoting travel via public transport, cycling and walking.

8.28 Parking at the Site

There are 2x car parking is associated with the site, these are located within a private area at the rear of the application site.

8.29 As stated above, it is envisaged that the majority of the visitors to the site will have travelled on foot and by public transport. Any traffic generated by the development will be small and not have a significantly detrimental impact on parking, existing traffic issues or pedestrian and highway safety.

8.30 By Car

The district is well served by the strategic road network although many roads experience peak time congestion problems.

8.31 The number of vehicle journeys is predicted to be low and as a result it would not have any significant detrimental impact on existing parking, traffic problems, pedestrian and highway safety within the locality.

8.32 Inclusive Access

Pedestrian access into and within the proposed development are to remain as existing.

8.33 The proposals will not create any greater accessibility requirements than the current permitted Use Class A1 (Shops).

8.34 Flood Risk

As indicated by the Environment Agency website the application site is within Flood zone 1, as such there are no requirements for the undertaking of a flood risk assessment.

8.35 Refuse & Recycling

The following principles would be adopted for waste management, refuse and collection.

8.36 Recyclable materials such as plastic, paper, cardboard and glass shall be separated.

8.37 The waste bins will be proprietary wheelie bins with closing lids to prevent debris and rubbish blowing around or the allowing any vermin to possibly enter the bins.

8.38 All collections will be undertaken during normal daytime operational hours and collection will be from the specific refuse collection point.



8.39 Design Philosophy

The philosophy behind the design has been to exploit the layout of the property and provide a use which responds to the existing urban fabric.

8.40 The incorporation of principles of sustainability both within the refurbishment and the operation of the building is a key objective of the proposals.

8.41 The aim is to provide a service which will enhance the immediate environment whilst providing an opportunity for civic expression and pride.

8.42 Materials & Aesthetics

Standardized materials and modules, and those that do not contain CFC's and have a low embodied energy are to be utilized. Maintenance issues and low-cost in use will be crucial in the choice of fixtures, fittings and materials chosen.

8.43 Design Solution

Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by the following;

- Contributing to sustainable economic development
- Protecting and enhancing the natural and historic environment, the quality and character of the existing community
- Ensure high quality development through good and inclusive design, and the efficient use of resources

8.44 Justification for the Proposals

It is considered that the level of activity resulting from the proposed use at the application site will not adversely affect the character of the area or have a detrimental effect upon any nearby occupiers with regards to loss of light, loss of privacy, loss of outlook or adverse visual intrusion, noise or vibration

8.45 Part F of policy RTL1 of the Local Plan Part 2

Notes that the loss of retail uses within the town centre could be permitted where it has been demonstrated that a retail use would no longer be viable, this should include evidence that the unit has been unsuccessfully marketed for a retail use for a period of at least 6x months.

8.46 The property at the application site was initially purchased by the current freeholder in February 2018.

8.47 The next twelve months were spent within the planning system reference: 9/2018/0472, obtaining approval for the following:

- Change of Use Class of the ground floor from Use Class A1 (shops) to Use Class A5 (hot food and takeaway)
- change of use of first floor to create 2 flats 9 (Use Class C3) with the creation of a mezzanine floor
- change of use of second floor to create 1 flat (Use Class C3)

8.48 This application received full approval on 26 September 2018.



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8.49 The current freeholder has marketed the ground floor unit to let for Use Class A5 (hot food and takeaway) via an online portal Rightbiz between February 2019 and April 2019 inclusive.

8.50 Rushton Hickman Ltd were instructed to market the ground floor unit at the end of April 2019 to date.

8.51 Rushton Hickman's marketing included marketing for A1 (Retail) Use Class uses as the unit could retain the previous A1 (Retail) Use Class.

8.52 Also included within the marketing material was the option of using the unit for alternative Use Class, this would be subject to gaining planning approval prior to full occupation.

8.53 Since the freeholder initially marketed the property in February 2019, to date there has been little to no interest in the unit within any Use Class a period of 8x months plus.

8.54 After UK Surveyors Ltd made contact with Mr. Thomas Beardsmore, the Planning Officer, we were informed that as the permission for the ground floor unit had not been implemented then the Use Class would revert back to the existing A1 (Retail) Use Class.

8.55 Also, as a Beauticians is a Sui Generis Use Class, changing from an A1 (Retail) Use Class to Sui Generis Use Class cannot be done under Permitted Development, so planning approval would have to be gained.

8.56 Part F of policy RTL1 of the Local Plan Part 2 notes that the loss of retail uses within the town centre could be permitted where it has been demonstrated that a retail use would no longer be viable, this should include evidence that the unit has been unsuccessfully marketed for a retail use for a period of at least 6x months.

8.57 As stated above "the freeholder initially marketed the property in February 2019, to date there has been little to no interest in the unit within any Use Class a period of 8x months plus", please see the marketing details below that indicates that the property complies with Part F of policy RTL1 of the Local Plan Part 2.



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8.58 Rightbiz



www.rightbiz.co.uk

Vacant Shop With A5 Hot Food License

 Swadlincote, Derbyshire

Leasehold:

£950

Key Features

- Vacant/Empty Premises
- Close to Local Amenities
- With Car Park
- Nil Premium
- New Lease
- Town Centre location

Full Details

Vacant shop with A5 hot food license to let. Long lease available. Located in Derbyshire town - Swadlincote town centre with car park. Available now. Please call (available on request) if interested.

Further Details	
Status	FOR SALE
Advert ID	239411
Location	Swadlincote, Derbyshire
Sector	Catering Businesses, A3 Business, Take Aways Businesses
Tenure	Leasehold
Leasehold Price	£950

Request Details & Contact Seller

If you wish to request further details about this business for sale or wish to contact the seller of this business, then please visit the following link:

https://www.rightbiz.co.uk/buy_business/for_sale/239411_derbyshire.html



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PROPERTY CONSULTANTS

TO LET GROUND FLOOR RETAIL PREMISES

10 WEST STREET
SWADLINCOTE
DERBYSHIRE
DE11 9DE



- SALES AREA 334 SQ FT (31 SQ M)
- STORE/PREPARATION - 213 SQ FT (19.9 SQ M)
- FURTHER STORES/SHOWERS - 172 SQ FT (16 SQ M)
- PEDESTRIANISED LOCATION IN SWADLINCOTE TOWN CENTRE
- POTENTIALLY SUITABLE FOR A VARIETY OF USES INCLUDING HOT FOOD
- AVAILABLE ON NEW LEASE
- RENTAL OFFERS AROUND £9,750 PER ANNUM EXCLUSIVE OF BUSINESS RATES
- EPC GRADE - E(125)

Surveyors • Valuers • Land & Estate Agents • Property Managers



9.0 Conclusions

9.1 In summary, the applicant wishes to apply for planning approval for the change of the Use Class from Use Class A1 (Shops) to Use Class of Sui Generis (Beauty Salon).

9.2 Having analyzed the design basis and implications of the proposals, it is considered that the proposals will sit comfortably within their surroundings and will improve both the application site and of the surrounding area.

9.3 The Historic character of West Street would benefit from being re-connected and enhanced by the proposals making use of a currently vacant property.

9.4 As stated in 'Swadlincote Town Centre Vision and Strategy' on page 19, 10 West Street "*is a building, which contribute positively to the special architectural or historic character of the area*". Therefore, with this in mind, the aesthetics will stay the same, in order to retain the historical character of the building.

9.5 Works to the property will include:

- Full refurbishment of the ground floor area
- Installation of WC
- Installation of partition walling (area separation to the rear)
- Formation of 2x treatment areas
- Formation of reception and waiting area

9.6 There are no plans to carry out any external works to the property.

9.7 The proposals will:

- Maintain and contribute to the variety of services on offer at the site
- Have no adverse or detrimental impact upon neighboring properties
- Have no adverse effect on the levels of road traffic and car parking
- Increase employment within the locality
- Make use of a currently vacant property

9.8 The layout of the unit seeks to maximize the unit's potential whilst ensuring it respects the neighboring uses.

9.9 The design also ensures ease of access for all groups of society regardless of age, class or physical disability.

9.10 The scale, design and layout of the proposed development ensure that it represents an appropriate addition to the area and the proposed development reinforces the strong character of the street scene.

9.11 It is therefore considered that the proposals for the target floor space are appropriate as they accord with both local and national policy; we therefore respectfully request that the council grant planning permission for the proposed Change of Use.