RE: 843 UXBRIDGE ROAD, HAYES, MIDDLESEX, UB4 8HZ:
PROPOSED CHANGE OF USE OF A1 SHOP PLUS SINGLE STOREY REAR EXTENSION FOR MIXED USE COMPRISING A3 AND SMOKING AREA:

REPORT IN RESPONSE TO POSSIBLE LOSS OF A RETAIL UNIT IN THE PARADE:

This report has been prepared in response to point 1 of the Refusal reference 630/APP/2017/2334 dated the 1ST November 2017.

It is considered that the Parade as currently existing is very much a secondary Parade comprising only a few shops of varying trade.

With the greatest of respect to the area it is further considered that the Parade is contrary to the Council's view of it being attractive it is quite the opposite and the Parade is in need of uplift.

Whilst an A1 retail shop would be lost should an A3 use be granted it is considered contrary to "eroding the retail function and attractiveness of the area" that an A3 use would very much enhance, enliven and create a far more attractive area than currently exists.

It is further considered that an A3 use would further enhance the vitality and viability of the Parade to the enjoyment of the Local Community rather than "harm the vitality and viability of the Parade to the detriment of the Local Community".

For the reasons stated herein it is considered an A4 use should be granted.



REPORT PREPARED BY
STUART A GREENBERG