

Supporting Statement

Site Address: 1A Villiers Street, Uxbridge UB8 2PU

Overview

The subject property is located on the southern side of Villiers Street, a predominantly residential area with a limited number of commercial properties. 1A Villiers Street is a commercial building that benefits from Class E/B8 use.

The building is a part single-storey, part two-storey structure that previously accommodated a car modifications business (HOT ROD GARAGE) and historically operated as a printing business (IMPRINT PROMOTIONS). The proposal seeks to change the use of the premises from Class E/B8 to a **Sui Generis MOT testing centre.**

Current Use

The premises are currently vacant.

Supporting Statement for Proposed Use

1. Minimal External Alterations

The external appearance of the property will remain largely unaltered. The proposal includes only minor changes:

- Replacing the existing double door with a wider box shutter to allow vehicle access.
- Installing an additional customer door on the front elevation for ease of access.
The remaining elevations will remain unchanged, preserving the existing architectural character of the site.

2. Site Access

The property is accessed from Villiers Street.

- The proposal involves replacing the current double door with a box shutter to facilitate the movement of vehicles.
- Access to the property for pedestrians and customers will be provided via the new customer door.

3. Customer Management

- The MOT centre will operate strictly on an appointment-only basis.
- No drive-in or walk-in customers will be entertained, ensuring limited vehicle access to the site and preventing congestion.

4. Impact on Neighbours

The site has a history of commercial use, previously accommodating a printing business and a car modifications business.

- **No Residential Adjacencies:** There are no adjoining residential properties that could be directly impacted.
- **Limited Vehicle Movements:** The appointment-only system will minimize traffic and eliminate the need for on-street parking.
- **Noise Mitigation:** Acoustic PVC curtains will be installed inside the box shutter to ensure that noise levels are controlled, thereby addressing potential concerns.
- **Specialized Use:** The centre will strictly perform MOT testing without any additional automotive repair services, further reducing the potential for noise and disruption.

5. Employment Opportunities

The proposed development will create local employment opportunities by hiring staff from the area.

- To encourage sustainable travel, two secure cycle spaces will be provided for employees, reducing the reliance on car journeys.

6. Customer Facilities

- Customers will be able to wait in a designated reception area while their vehicles are being tested.
- The appointment-based system will ensure that only a limited number of customers are present on-site at any given time, reducing potential overcrowding and ensuring a smooth operational flow.

Conclusion

The proposal to change the use of 1A Villiers Street to an MOT testing centre presents an opportunity to bring a currently vacant commercial property back into use. The development is expected to have a positive impact on the neighbourhood for the following reasons:

1. **Community Benefit:** Establishing a local MOT testing facility will serve both local residents and garages, meeting an existing need within the area.
2. **Controlled Vehicle Access:** The appointment system ensures limited on-site vehicle movements and eliminates the need for on-street parking.
3. **Minimal Alterations:** The external appearance of the property will remain largely intact, preserving the site's aesthetic consistency with its surroundings.
4. **Sustainable Practices:** The provision of cycle parking and local hiring will support sustainable and community-oriented practices.
5. **Operating Hours:** Limited operational hours (9:30 AM–5:00 PM on weekdays and 10:00 AM–2:00 PM on Saturdays) will minimize any potential impact on the surrounding area.

Given the above considerations, we respectfully request the Local Planning Authority grant consent for the proposed change of use.