

Supporting Statement

Site Add: 3-5 Station Approach Ruislip HA4 6RU

Overview:

The subject property is located on the Northern side of Station approach and makes part of secondary shopping parade which offers range of local shops.

3-5 Station approach is a 3 storey building in which ground floor is occupied by “Ruislip Services” offering car repair and tyre services, first floor and second floor are residential flat with entrance from Station approach.

The proposal is to change the use of 3-5 Station road from Car repair/Tyre shop to Sui-generis MOT testing centre.

Current use:

Car repair and Tyre shop

Supporting statement:

The proposal is to change the use of Motor repair and tyre shop to MOT testing centre.

1) Outlook of the property will remain un-altered:

The proposal doesn't require any construction works and will utilise the existing building so no alterations are proposed to existing building.

2) Site access:

Currently all customers access the facility via rear access road. This access road will be maintained as it is so no new access points are proposed.

3) Customer numbers:

The proposed MOT centre will purely work on **appointment only** basis and drive in customers will not be entertained, thereby limiting the number of customers/ vehicles accessing the premises.

4) Impact on neighbours:

As site is an establish Motor vehicle repair and Tyre shop so the precedent for repair works is already set. The proposed change of use will have a positive impact on neighbouring properties as this will substantially reduce the noise.

As mentioned above there will not be any repair or tyre changing facility so number of car journeys will significantly reduce.

5) Staffing:

The proposal is to hire staff members locally, which will provide local employment. Further, 2 secure cycle spaces has been proposed to encourage staff members to use bicycles to work, thereby eliminating the need of extra car journeys.

6) Customer facilities on site:

Customers will have a waiting area to stay while their car is being tested. Appointment system will help reduce the number of customers present in the shop at any given time.

Conclusion:

Considering the site already benefit from Vehicle repair/tyre shop use and proposal is only for MOT testing, it is safe to conclude that the proposal will have a positive impact on neighbouring properties in following number of ways:

- a) Reduction in noise as no repairs will be done on site
- b) No tyre shop so no walk in client
- c) Appointment system will limit the number of cars on site and accessing the site during the opening hours
- d) Hours of operation is limited
- e) No change in the outlook of the building so no construction is required.

Considering all of the above client request the change of use consent from LPA.