

**Application Number: FUL/2019/0223**

**292 Holbrook Lane**

**Change of use of first floor flat to tattoo studio (sui generis) for use in association with existing ground floor.**

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<b>WITHIN GREEN BELT?</b>	<b>No</b>
<b>VISIBLE FROM GREEN BELT?</b>	<b>No</b>
<b>WITHIN CONSERVATION AREA?</b>	<b>No</b>
<b>LISTED BUILDING?</b>	<b>No</b>

**POLICY GUIDANCE**

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include:

**DE1**  
**EM1**  
**R4**

**ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION**

Neighbour notification was sent in accordance with the communications record.  
No representations have been received.

**RELEVANT HISTORY**

None.

**CONSULTATION RESPONSES**

Environmental Protection have no objection.

**ISSUES**

The property is a detached unit with specialist piercing/tattoo parlour at the ground floor and this extends into the first floor with one of the rooms already being used for this purpose, one for storage and the other empty. The application seeks to extend the use into the whole of the building. Depending on former uses this could be permitted development but there is no history for the site. The applicant has indicated that it is difficult to let the first floor as a flat because the access is through the ground floor tattoo parlour. This is a detached unit so there is no issue with noise through any party wall.

Environmental Protection have no objection but indicate that any hours of operation restrictions for the ground floor should be extended to the first floor. Currently there is no history for the site and no hours of opening restrictions and consequently imposing such a restriction would appear excessive, especially given the detached nature of the property and the lack of any evidence of noise / disturbance issues at the address. The proposal represents an expansion / consolidation of the existing use and no new commercial use is proposed, therefore it is unreasonable to require the applicants to explore an alternative units within a nearby defined centre.

There is no objection to the loss of the residential unit.

**CONCLUSION**

In view of the current use and layout in this location it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval.