

270 Earlsdon Avenue North
Coventry
CV5 6GX

SUPPORTING STATEMENT



Proposals

JFL Planning and Design has been appointed by the applicants to prepare and submit a planning application for a partial change of use of garage to include a workspace for a start-up online pharmacy supplies business.

Appearance

The front of the house faces Earlsdon Avenue North with a garage set at the rear which has access to and faces Kingston Road.

The alterations to the garage are to partition off around 10m² of the internal space to use for business purposes. The existing garage vehicle access door is to be replaced with a roller shutter type with integral pedestrian access door. The external dimensions of the garage will remain as existing and the only visual change will be the replacement shutter door.

Business Operations

The business will operate between 8am and 6pm Monday to Saturday. The husband and wife team will be the only employees and deliveries are expected only several times per week. Outward bound parcels will be taken by the employees to the local post office. There will not be any customers attending the site as the business is solely internet based and there will not be any signage erected onsite. Waste and recycling will be sorted onsite and collected by commercial contractors as required. No machinery is required for the operations, therefore there will be no noise impact.

Parking Arrangements and Layout

The alterations will reduce the off road parking from two to one space with remaining storage as shown on the plans. The existing dropped kerb allow for a further parking space for the applicants in front of the garage. There is also 25m of kerbside parking adjacent to No. 270 along Kingston Road.

In summary, it is considered that the proposals will not impact on neighbours or the locality to any extend and will allow the establishment of a new start up business within the applicants home site.

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