

Supporting Statement for Application for Conversion of Mini Cab Office To Florist, Fairhazel Gardens, Rear of 95 Fairfax Road, London,

Background

The property subject to this application was originally constructed as a garage for flats above, however, was used for storage for Savemore Supermarket in Fairfax Road before being converted into an office to act as a control centre for mini cabs this permission was last renewed in 2006. (planning reference 2005/3357/P).

With the advent of Uber and smart phone technology, the mini cab business generally no longer requires a physical base and therefore the use of this office has become somewhat redundant.

Client's Instruction

Find alternative use for this part of the building

Having carried out some research, it was felt that the best use of this unit was to apply for a change of use to A1 retail and in particular, a florist. It was felt that the retail units adjacent on the corner of the road and into Fairfax Road put it within a general retail area and that an A1 retail unit would have the least effect on traffic or the amenities of the adjacent and nearby residents.

Works Involved

The property already has an external fitted shutter to provide protection to the existing glass shop front and the internal layout is already suitable for the proposed use. The only works that will therefore be required is sign writing in respect of the proposed new use. It is proposed that this will be done by way of a vinyl laser-cut adhesive signage applied to the inside of the glass with no additional illumination.

Other than internal displays, the existing layout remains completely unaltered as does the access and amenity facilities.

Opening hours are proposed to be restricted to maximum of 8am – 6pm Monday to Saturday. These opening hours create potentially of less disturbance to residents above and adjacent compared to the existing use as a mini cab office, which is busiest in the evenings.

In terms of usage and footfall, this shop is likely to be visited by local residents and those using the shops in Fairfax Road. As a small florist it is unlikely to be a 'special destination' and therefore will not materially increase traffic, parking or overall footfall in the locality.

Conclusion

This is a minor change to a unit potentially creating less disturbance and disruption to neighbouring residents than the existing use, and close to an established retail frontage and therefore should be granted.