

## Planning Statement

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25B High Street,  
West Cornforth,  
DL17 9HN

Prepared by:

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# 1 The Site and Application

## 1.1 Background

This Planning Statement has been prepared by Mrs K. M. Holcroft in support of the change of use for the ground floor of the property; 25B High Street, West Cornforth DL179HN from E to SUI GENERIS.

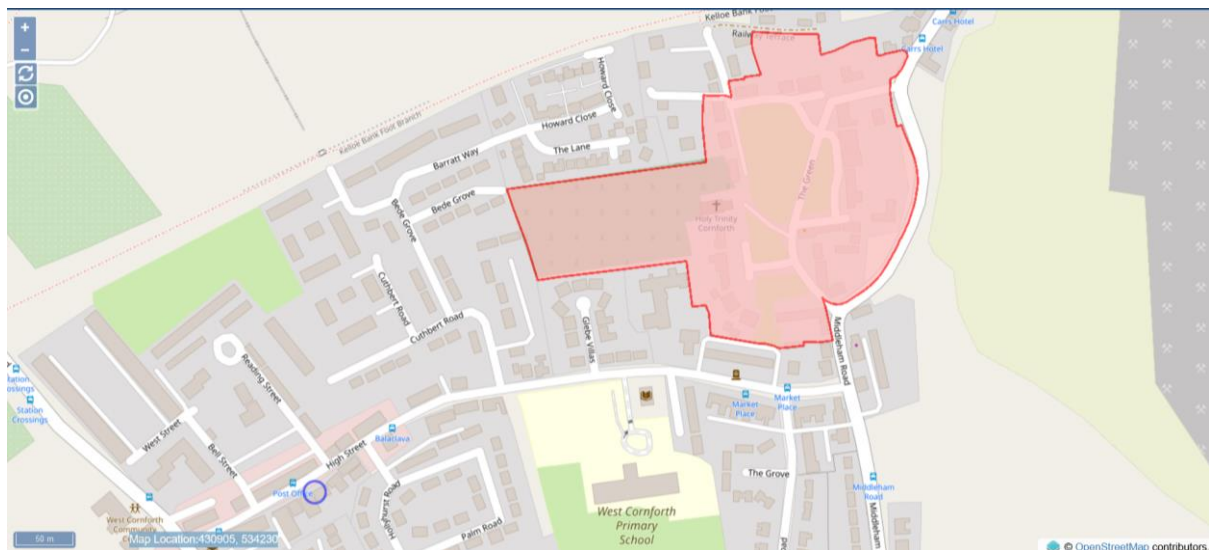
## 1.2 Site Overview/Context

The application site is part of the shopping frontage on the High Street that runs through West Cornforth. The site consists of a vacant lot that has been previously operated as an E (Retail Use) unit (ground floor) and a residential flat (first floor) that has commercial properties adjacent on both sides.

The site was subject to a successful planning application where a two storey with single storey extension property was split into two ground floor retail units (A5 and A1). The first floor is currently vacant but is intended to continue to be used as a residential flat and is not subject to this proposal.

The site is not situated within areas of conservation as defined by the conservation area map by Durham County Council (Figure 1).

**Figure 1: Location of the development site in relation to the conservation site in West Cornforth – Extract from <https://maps.durham.gov.uk>**



## 1.3 Proposed Development

The proposed development for the site is the change of use of the ground floor from E to SUI GENERIS for use as a Dog Grooming Salon. It is proposed that the current signage will be updated within the current footprint with no structural change to the current shop frontage (see attached images). The proposed design is in keeping with the current aesthetics of the highstreet and will not include any illuminations or alteration in current sign placement or size.

## 2 Material Considerations & Policy

### 2.1 Opening Times

The proposed opening hours for the Dog Grooming Salon are 8am-8pm 6 days a week, closed Sunday.

### 2.2 Noise Impact

The proposed business will operate on an appointment basis therefore limiting the activity and number of dogs on site at any given time. Opening hours will be restricted to minimise impact on local residents and will remain closed on Sundays and bank holidays. The proposed layout of the property is designed to keep all activity at the far end of the shop with everything front of the counter simply acting as a drop off and collection point. This has been designed to reduce disturbance to the dogs and will therefore mitigate any noise.

### 2.3 Highways

In terms of any impact on the local highway network, there is considerable car parking spaces to the front of the property with additional parking via the car park off Reading Street (20m walk). It is considered that the dog groomers will predominantly have patrons from the local area with clients dropping off and picking up dogs briefly and therefore there is little difference to the previous occupation by a Costcutters (E retail unit) and the proposal.

### 2.4 Planning Policies

The site is within the residential area of West Cornforth with the unit forming part of a row of properties that are a mix of residential, retail and food units. It is flanked by commercial properties and is opposite barbers and hair dressing units. In accordance with current policies the application is not considered unacceptable, cause unacceptable noise, smell or air pollution, attract an increase in road traffic, nor be out of character with current developments in the area, or would harm the living conditions for people living locally.

In terms of national policy, NPPF aims to enhance the vitality of town centres; the reoccupation of the unit that has remained vacant for circa 5 years and repurposing from E to SUI GENERIS will bring a new trade and service that to our knowledge has not previously been present in the local area. It will bring potential employment and training opportunities in the future within an industry that is growing within the UK. The redevelopment of the unit and its frontage will help to revitalise the high street from its current vacant state.

## 3 Summary

This planning statement has considered the change of use of the ground floor of 25B High Street West Cornforth DH17 9HN from E (retail) to a SUI GENERIS (Dog grooming). The external façade will not be compromised by the change of use; thus, the reuse of a currently vacant building will be a positive impact on the local area without any negative impacts on the character of the area and street settings. The repurposing of the unit will bring a new service to the area and bring diversity to the high street.

It is respectfully requested that planning permission be approved.