

# Supporting Statement

Change of Use  
Of  
Retail Premises  
To  
Live/Work Unit  
With  
Residential Facility for 1 Person  
For  
Moss & DMD Design

1 Lower Lane  
Longridge  
Preston  
Lancs  
PR3 3SL

## Supporting Statement

### INTRODUCTION

Moss is an arts and crafts retail outlet at the start of Lower Lane, close to St Lawrence's Church in Longridge. It is the only retail outlet in this part of Longridge and relies on passing trade. The current proprietor, who creates a lot of the goods on sale, is looking to do less but; not give up. To this end the property will still fundamentally be an arts and crafts retail outlet but with a greater emphasis on interior design. This would be supported by a new interior design business (DMD) looking to establish itself alongside the arts and crafts business both promoting interior design ideas.

As a start-up interior design business, the owner is looking to keep set-up costs to a minimum. To this end they would like to reside at the premises. Hence the change of use application to a Live/Work unit.

### THE PREMISES

This unique property was granted planning permission 3/2004/0247 in 2004 and is a detached roadside retail premises which replaced a garden machinery workshop. The ground floor is retail sales with a small kitchenette and WC area. The interior is well designed with lots of oak features and includes a double height space with a first-floor mezzanine and gallery overlooking the retail area. Currently the mezzanine is also used for retail sales and a small treatment room with shower and basin.

### THE PROPOSAL

The sole proprietor of the interior design business sees the galleried mezzanine as a meeting area with coffee table and lounge settees to be used for client presentations, out of the way of the retail sales area. They envisage meetings at various times of day including evenings and; see the atmosphere of this well-established arts and crafts premises (with an interior design emphasis) as a great inspiration for clients.

The existing treatment room would be their private single bedroom and the lounge/meeting area would double up as a private lounge

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area. For one person the kitchenette and wc at ground floor are not seen as an incumbrance to either the current proprietor or the interior designer.

This is an unusual change of use in that there is no real distinction between how the premises is used at first floor but enables a new business to establish itself without significant costs.

The proposed bedroom currently has an escape window and; with appropriate fire detection and suppression systems is seen as a suitable way of achieving the necessary safety requirements for the occupier. The building was built to a high standard of insulation, so no external upgrades or alterations are necessary to meet current building regulations.

There are no parking restrictions along Lower Lane, so the increase of one-person parking is not seen as problematic.

### CONCLUSION

This change of use application to allow one person to reside 'above the shop' is seen as enabling a start-up business to establish itself at minimum cost and should therefore be readily approved.