



Planning Potential secured full planning permission for the change of use of an existing commercial unit to Use Class B2 to enable the use of a building for a local, independent motor vehicle repair garage.

On behalf of our client, Harrogate Motor Care, we secured planning permission under delegated powers, and ahead of the statutory target determination date, for a start-up, local and independent car repair garage.

We prepared the planning case for the proposals by leaning on local precedent and demonstrating compliance with relevant local planning policy. By working closely with the applicant, we were able to provide additional information upfront as part of the consultation process. We were able to agree with the case officer that the Decision Notice would have no pre-commencement or pre-occupation conditions, which would require a separate discharge of condition application and delay our client's ability to lawfully use the unit as a motor vehicle repair garage.

The planning permission allows our client to start-work on site and operate from the unit with immediate effect, something that was particularly important as a new start-up business.

The planning application and determination process showcases Planning Potential's ability to present robust justification for the proposals, and the benefit of a good professional relationship with the Local Planning Authority, to help identify and address comments as part of the process without incurring additional time and expense for our clients.

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