Subject: Application for Lawful Development Certificate - B2 Use for MOT Bay at [Property Address]

Dear Elaine Rousseau

I trust this email finds you well. I am writing to formally apply for a Lawful Development Certificate in relation to the proposed use of 4a Southdownview way BN14 8nq for B2 General Industrial use, specifically as an MOT bay.

Key Points of Consideration:

Historical Usage:

Our research indicates that the property was previously utilized by Superior Conservatories as a metal window manufacturer for a continuous period of 5 years. This aligns with B2 General Industrial use, providing a historical precedent for the proposed activity.

B2 Usage:

As per the classification of B2 General Industrial use, the property was previously engaged in activities falling within this category during Superior Conservatories' occupancy. This is a crucial factor in supporting our application for a Lawful Development Certificate for the intended MOT bay use.

Surrounding Context:

The property is not in proximity to any residential areas, minimizing potential impact on residents. Additionally, the building to the west of our property has a history of functioning as an MOT garage for many years, further highlighting the compatibility of our proposed use within the immediate vicinity.

Precedent in the Vicinity:

The existence of a neighboring property operating as an MOT garage for an extended period establishes a local precedent for similar uses, reinforcing the suitability of our proposed activities.

Application Details:

We have submitted the necessary application documents, including the site location plan, block plan, and floor plans, through the Planning Portal. The reference for our application is [Reference Number].

Request for Consideration:

Given the historical usage, lack of proximity to residential properties, and the established precedent in the vicinity, we kindly request your thorough consideration in issuing a Lawful Development Certificate for B2 General Industrial use at [Property Address] specifically for an MOT bay.

Additional Information:

Should you require any further documentation or clarification to support our application, please do not hesitate to contact us. We are committed to providing any information necessary for the efficient processing of our request.

Conclusion:

We believe that the collective evidence presented strongly supports the lawful use of the property for B2 purposes, particularly as an MOT bay. Your favorable consideration of our application will not only facilitate our business operations but also contribute positively to the local community.

We appreciate your time and attention to this matter and look forward to a positive outcome.

Best regards,

Paul Earthey

Director Kis Autocentres Worthing Ltd