

**PLANNING  
COMMITTEE**

18th July 2012

**APPEAL OUTCOME REPORT FOR INFORMATION**

**Appeal made against refusal of planning permission.**

**PLANNING APPLICATION DETAILS: 2011/333/COU.  
CHANGE OF USE OF GROUND FLOOR FROM A1 (SHOPS) TO A2  
(FINANCIAL AND PROFESSIONAL SERVICES).**

**MASON HOUSE, 96 EVESHAM ROAD, REDDITCH.**

**WARD: HEADLESS CROSS & OAKENSHAW.**

**DECISION: DECISION MADE BY OFFICERS UNDER DELEGATED  
POWERS ON 8 FEBRUARY 2012.**

The author of this report is Ailith Rutt, Development Management Manager, who can be contacted on extension 3374 (e-mail: [ailith.rutt@bromsgroveandredditch.gov.uk](mailto:ailith.rutt@bromsgroveandredditch.gov.uk)) for more information.

**Discussion**

The application proposed the change of use of a shop unit in the district centre to an A2 use (in this case as a public facing accountancy business). This was refused on the grounds that the loss of a further retail unit in the district centre was contrary to policies that seek to protect retail, convenience uses in such designated areas.

The inspector took into account the other uses of the District Centre and that between 1973 and 1999 the unit was occupied by an A2 user. Despite having been in use as an A1 unit since then with a variety of occupiers, the Inspector considered that as it had been in A2 use for a significant period, there would be no loss of an A1 unit to the district centre or its ability to provide for basic daily needs.

The inspector also noted that the proposed occupier and their operational patterns could not be controlled, and that there is a permitted change of use from A2 to A1 and therefore the unit could revert to A1 use at any time.

**Appeal Outcome**

The planning appeal was ALLOWED. Costs were neither sought nor awarded.

**Further issues**

The only condition attached was that the change of use should occur within three years of the date of the decision.

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Recommendation

The Committee is asked to RESOLVE that the item of information be noted.